



Stanford Close, Frampton Cotterell Bristol BS36 2DG

welcome to

Stanford Close, Frampton Cotterell Bristol

****WESTERLY FACING**CUL-DE-SAC**** A four bedroom detached home located on a private driveway in Frampton Cotterell. Accommodation comprises; Lounge/Diner, Kitchen, Four good sized bedrooms & Family bathroom. The property further benefits from an enclosed rear garden, garage & off street parking.

Front Porch

Double glazed sliding doors to front, into entrance hall

Entrance Hall

Double glazed door to front, understairs storage, stairs to first floor, doors to all ground floor rooms, radiator

Lounge/Diner

20' 11" x 14' 10" (6.38m x 4.52m)

Double glazed window to rear with patio doors to rear garden, two radiators, spotlights inset to ceiling, kardene herringbone flooring

Kitchen

13' 9" x 10' 8" (4.19m x 3.25m)

Double glazed window to front, a modern fitted kitchen with both wall and floor units with work surfaces over, stainless steel sink & drainer, tiled splashback, eye level electric oven, electric hob with cookerhood over, space for dishwasher & washing machind, integrated fridge freezer, tile effect vinyl flooring

Landing

Double glazed window to side, loft access

Bedroom One

11' 5" x 10' 7" (3.48m x 3.23m)

Double glazed window to rear, radiator

Bedroom Two

11' 8" x 11' 4" (3.56m x 3.45m)

Double glazed window to front, radiator

Bedroom Three

10' 8" x 9' 2" (3.25m x 2.79m)

Double glazed window to rear, radiator

Bedroom Four

7' 9" x 7' 2" (2.36m x 2.18m)

Double glazed window to front, radiator

Bathroom

Double glazed window to side, w/c, vanity wash hand basin, p-shaped bath with shower over, Grafite Grey towel radiator, extractor fan, part tiled walls, tiled flooring

Garage

Electric roller door, power/light, space for tumble dryer, door to rear





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Stanford Close, Frampton Cotterell Bristol

- DETACHED FOUR BEDROOM FAMILY HOME
- WESTERLY FACING ENCLOSED GARDEN
- KITCHEN & LOUNGE/DINER
- CUL-DE-SAC
- GARAGE & OFF STREET PARKING

Tenure: Freehold EPC Rating: D

offers in excess of

£500,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
CPS104907 - 0004

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