



**Russett House Westerleigh Road, Pucklechurch Bristol BS16 9RD**



**welcome to**

## **Russett House Westerleigh Road, Pucklechurch Bristol**

\*\*\*WESTERLY FACING GARDEN\*\*\*AMPLE PARKING\*\*\* A five bedroom detached family home located in the sought after location of Pucklechurch.

Accommodation comprises; Entrance, Cloakroom, Lounge, Dining Room, Kitchen/Diner, Utility Room, Five Bedrooms, Two Ensuities & Family Bathroom.

### **Entrance Hall**

Double glazed door to front, understairs storage cupboard, light & fusebox, tiled flooring, radiator, doors to all ground floor rooms

### **Cloakroom**

Double glazed window to side, w/c, wash hand basin, radiator, tiled flooring

### **Lounge**

16' 8" x 16' ( 5.08m x 4.88m )  
Double glazed windows to front & rear, double glazed door to rear, two radiators, cupboard housing combi condensing boiler

### **Dining Room**

19' 10" x 12' 11" ( 6.05m x 3.94m )  
Double glazed window to front, double glazed french doors to garden, two radiators

### **Kitchen/Diner**

19' 4" x 13' 3" ( 5.89m x 4.04m )  
Double glazed window & french doors to garden, a modern fitted kitchen with both wall and floor units with Granite work surfaces over, Granite upstands, 1 1/2 bowl stainless steel sink & drainer, 5 ring range cooker, cookerhood over, two full height integrated fridge freezers, raised eye level integrated microwave, under cabinet lighting, integrated dishwasher, spotlights inset to ceiling, tiled flooring, underfloor heating

### **Utility Room**

Double glazed window & door to side, wall and floor units with wood work surfaces over, space for washing machine & tumble dryer, belfast style sink, tiled splashback, radiator, tiled flooring

### **Landing**

Galleried landing, airing cupboard, slatted shelves, veluxe style window to roof, access to all first floor rooms

### **Bedroom One**

13' 8" x 13' 1" ( 4.17m x 3.99m )  
Double glazed window to rear, radiator, door to ensuite

### **Ensuite**

Double glazed window to rear, w/c, 'his & hers' style vanity wash hand basin, walk in shower cubicle suspended shower head, towel radiator, spotlights, under floor heating, tiled walls, tiled flooring, underfloor heating

### **Bedroom Two**

10' 6" x 9' 6" ( 3.20m x 2.90m )  
Velux style window to side, radiator

### **Ensuite**

Velux window, w/c, vanity wash hand basin, corner shower cubicle, heated towel radiator, spotlights, part tiled walls, tiled flooring, underfloor heating, extractor fan

### **Bedroom Three**

13' 3" x 8' 10" ( 4.04m x 2.69m )  
Double glazed window to rear, radiator, loft access, pull down ladder, insulated, light

### **Bedroom Four**

9' 8" x 9' 8" + door recess ( 2.95m x 2.95m + door recess )  
Double glazed window to rear, radiator

### **Bedroom Five**

16' 10" x 6' 2" ( 5.13m x 1.88m )  
Double glazed window to front, radiator





### **Bathroom**

Double glazed window to side, w/c, vanity hand wash basin, free standing bath with shower attachment, corner shower cubicle, spotlights inset to ceiling, part tiled walls, tiled flooring, underfloor heating

### **Rear Garden**

Fully enclosed rear garden by boundary wall, patio to lawn, westerly facing



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welcome to

**Russett House Westerleigh Road,  
Pucklechurch Bristol**

- WESTERLY FACING GARDEN
- FIVE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS & KITCHEN/DINER
- UTILITY ROOM & CLOAKROOM
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

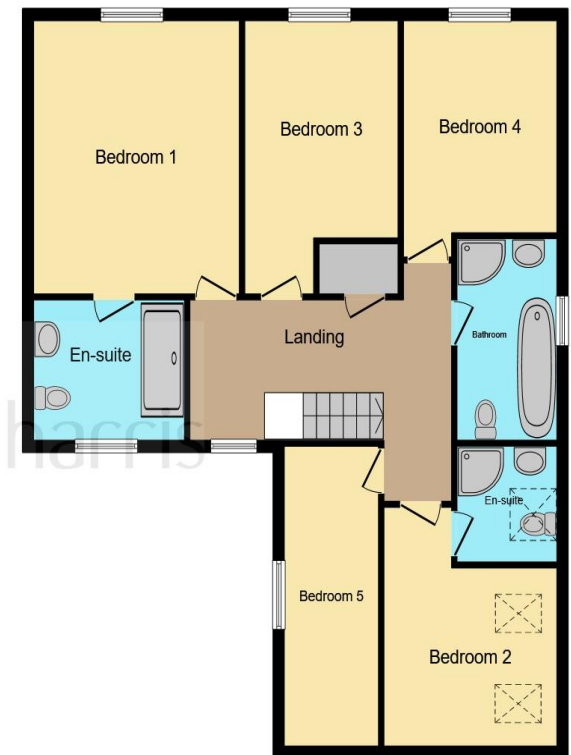
Council Tax Band: F

offers in excess of

**£700,000**



**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](http://www.focalagent.com)

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Property Ref:  
CPS105024 - 0006

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 **allen & harris**



**01454 318387**



[ChippingSodbury@allenandharris.co.uk](mailto:ChippingSodbury@allenandharris.co.uk)



7 High Street, Chipping Sodbury, BRISTOL,  
Avon, BS37 6BA



**[allenandharris.co.uk](http://allenandharris.co.uk)**