



**Begbrook Lane,  
Bristol, BS16 1HP**

**PRICE: Offers In  
Excess Of £450,000**

## Property Features

- Semi Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- 15' Kitchen
- Family Bathroom
- Corner Plot Gardens
- Off Street Parking
- Sunny Aspect Rear Garden
- Must Be Viewed

## Full Description

Situated within this popular village this deceptively spacious 4 bedroom semi detached home is offered for sale in good decorative condition and an early viewing is essential to appreciate all this fine home has to offer.

### Entrance Hall

Radiator. Stairs to first floor. Door to Kitchen. Door to dining room. Double opening doors to:

### Living Room

20'9" x 10'0" (6.33m x 3.07m)

Dual aspect double glazed windows. Radiator. Television point.

### Dining Room

16'4" x 10'7" (5m x 3.25m)

Dual aspect. Double glazed double opening doors to rear garden with adjoining double glazed window. Radiator. Double glazed window.

### kitchen

15'2" x 9'1" (4.63m x 2.77m)

Garden aspect double glazed window. work top surface with inset one and a half bowl single drainer sink unit with mixer tap. Inset 5 ring gas hob with extractor over. Range of base level cupboards and drawers. Matching wall mounted cupboards. Built in dishwasher. built in washing machine. part tiled walls. Built in double oven with pan cupboards above and below. Radiator. Double glazed door to rear garden.

### First Floor Landing

Storage cupboard. Double glazed windows. Doors to:

### Bedroom 1

15'0" x 10'7" (4.58m x 3.25m)

Dual aspect double glazed windows. Range of built in wardrobe cupboards with hanging space and shelving. Radiator.



### Bedroom 2

12'2" x 11'1" (3.72m x 3.40m)

Front aspect double glazed window. Radiator. Storage cupboard.

### Bedroom 3

10'9" x 10'0" (max) (3.29m x 3.07m (max))

Front aspect double glazed window.

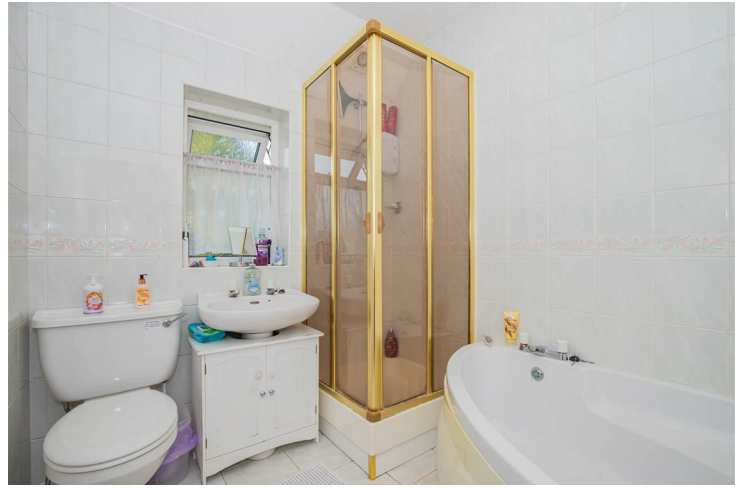
### Bedroom 4

10'0" x 7'4" (3.07m x 2.24m)

Garden aspect double glazed window. Radiator.

### Bathroom

Suite comprising: Tiled shower cubicle with wall mounted shower and glass screen. Corner Bath with mixer taps. Low level W.c. Vanity unit with wash hand basin and double cupboard under. Tiled walls. Opaque double glazed window.



### Front Garden

Wide corner plot garden with lawns. Off street parking for several vehicles. Gated side access to:

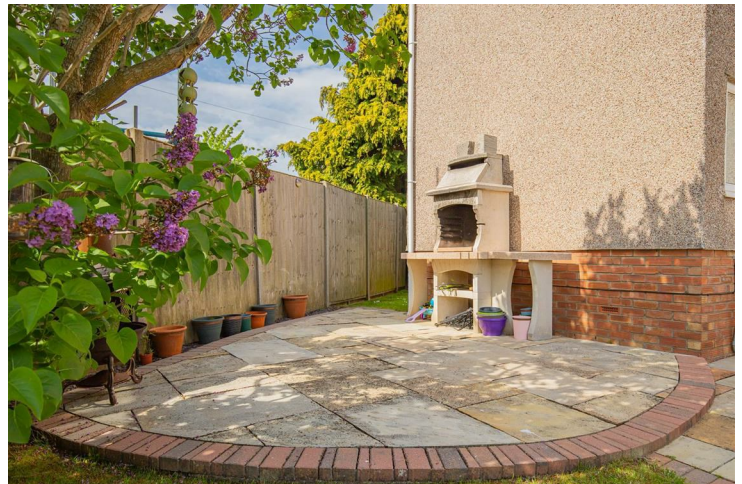
### Rear Garden

Sunny aspect. Paved patio with brick built barbecue. Lawn. Enclosed by fencing.

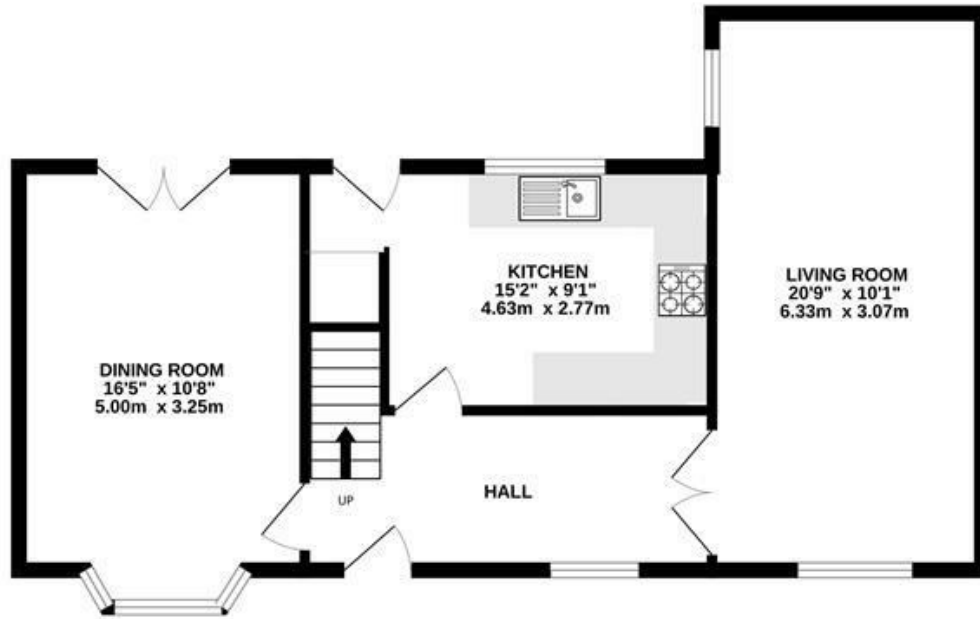


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

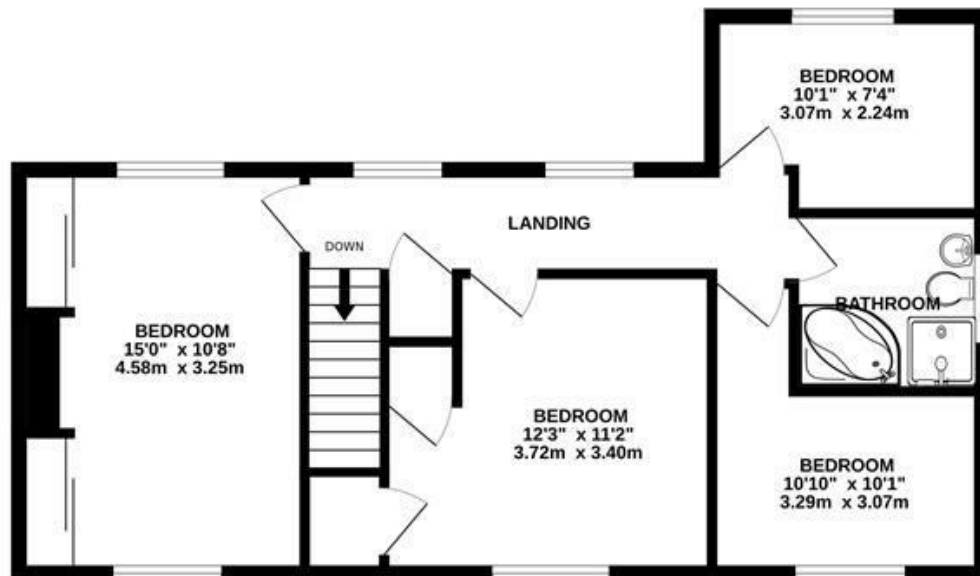
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## GROUND FLOOR



## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements