



**Ryecroft Road,  
Bristol, BS36 2HP**

**PRICE: £620,000**

## Property Features

- Detached Family Home
- 4 Bedrooms
- Living Room
- Separate Dining Room
- Kitchen & Family Room
- Double Length Garden
- Private Gardens
- Parking For Numerous Vehicles
- Popular Location
- **MUST BE VIEWED**

## Full Description

This fine example of a detached family home built in a stone design and situated along this popular road in Frampton Cotterell. Internally the property boasts accommodation comprising on the ground floor of lounge, dining room, family room, kitchen and cloakroom whilst on the first floor you have 4 bedrooms, family bathroom and large walk in storage cupboard. Externally the large driveway affords parking for numerous cars leading to a double length garage with the private rear garden has a potting shed and recently built summer house. An early viewing is essential to appreciate all this home has to offer.

**Entrance Porch**  
Door to:

**Entrance Hall**  
Stairs to first floor landing. Door to Living room.  
Door to Dining Room. Door to Kitchen. Door to:

**Cloakroom**  
Suite comprising Low level W.C. Corner wash hand basin. Opaque leaded light double glazed window. Part tiled walls.

**Living Room**  
21'2" x 11'8" (6.47m x 3.57m)  
Dual aspect. Leaded light double glazed window. Feature fireplace surround with inset gas fire. 2 Radiators. Double glazed sliding double doors to rear garden.

**Dining Room**  
10'11" x 10'8" (3.33m x 3.26m)  
Garden aspect. Double glazed double opening doors to rear garden. Radiator.



### **Kitchen**

**12'2" x 9'10" (3.71m x 3.01m)**

Garden aspect. Roll edged work top surface with inset single drainer one and a half bowl stainless steel sink unit with mixer tap. Inset 4 ring gas hob with cupboards under. Range of base level cupboards and drawers. Integrated dishwasher. Matching wall mounted cupboards. Radiator. Double glazed window. Part tiled walls. Door to:

### **Family Room**

**14'2" x 12'6" (4.32m x 3.83m)**

Garden aspect. Double glazed window. Double glazed door. Radiator. Tiled floor.

### **First Floor Landing**

Access to roof space. Doors to:

### **Walk in Storage Cupboard**

Deep walk in storage cupboard.

### **Master Bedroom**

**14'0" x 11'8" (4.27m x 3.57m)**

Dual aspect. Built in furniture comprising built in wardrobe cupboards with hanging space, shelving adjoining dressing area with drawer pack. Double glazed window. Radiator.

### **Bedroom 2**

**10'11" x 9'5" (3.33m x 2.88m)**

Dual aspect. Double wardrobe cupboard. Radiator. Double glazed window.

### **Bedroom 3**

**10'11" x 9'3" (3.33m x 2.84m )**

Garden aspect. Double wardrobe cupboard. Double glazed window. Radiator.

### **Bedroom 4**

**11'8" x 7'2" (3.57m x 2.20m)**

Front aspect. Double glazed window. Radiator.

### **Bathroom**

Suite comprising panel enclosed bath with wall mounted shower over. Vanity unit with Low level W.C. wash hand basin with double cupboard. Opaque double glazed window.

### **Front Garden**

Large graveled driveway affording parking for numerous vehicles. shaped flower and shrub borders. Mature trees and shrubs. Side access to rear garden. Access to

### **Double Length Garage**

**32'3" x 9'0" (9.85m x 2.75m)**

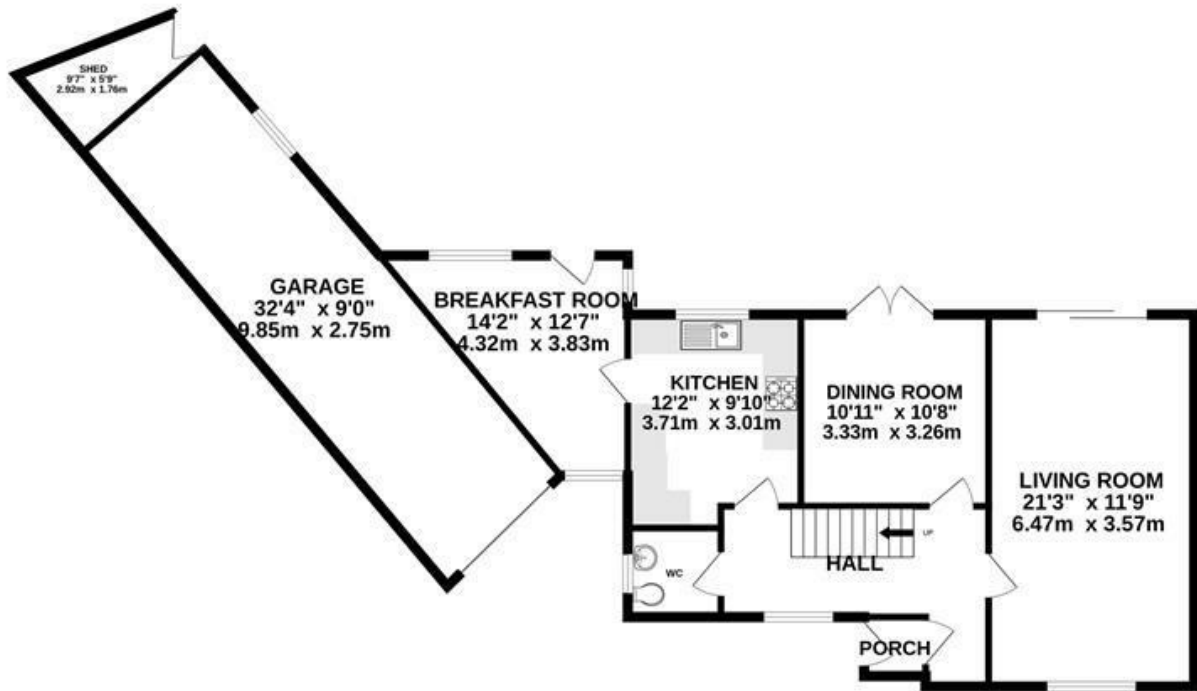
Light and power. Window over looking rear garden.

### **Private Rear Garden**

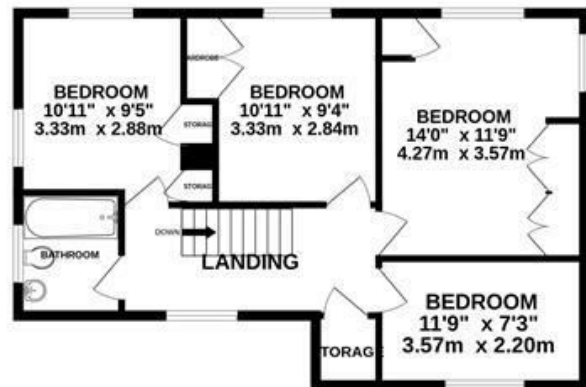
Paved patio areas leading to well maintained lawn. Raised flower and shrub borders. Potting shed. Outside tap Summer house. Enclosed by fencing.



## GROUND FLOOR



## 1ST FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	
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	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
53	
EU Directive 2002/91/EC	

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