



**Church Close,  
Bristol, BS36 2BB**

**PRICE: Asking Price  
£699,950**

## Property Features

- Detached Bungalow
- Three/Four Bedrooms
- One/Two Reception Rooms
- Kitchen/Dining Room
- Utility Room
- En-Suite Shower Room
- 17' Living Room
- Sought After Location
- Beautifully Presented Throughout
- Good Size Rear Garden

## Full Description

### Entrance Hallway

Built in storage cupboard with hanging space and shelving, oak flooring, coved ceiling, radiator, wall light points, access to the loft space with ladder and lighting (boiler in loft) partially boarded.

### Lounge

17'11 x 13'5 (5.46m x 4.09m)

Double glazed windows to the front and side, television point, feature fireplace with gas fire, two radiators, coved ceiling, wall light points.

### Kitchen/Diner

17'1 x 13'5 (5.21m x 4.09m)

Double glazed window to the rear, double glazed door to the side, fitted with a modern range of high gloss wall and base units with roll edge work-surfaces over, laminate and lino flooring, fridge/freezer, built in wine rack, built in 'Bosch' electric oven and electric hob with extractor over, tiled splash-backs, built in 'Bosch' microwave/combination oven, integrated 'Bosch' dishwasher, 'Franke' stainless steel single drainer sink unit with mixer tap over, under cupboard lighting, kick board lighting, coved ceiling, wall light points, breakfast bar.

### Utility Room

9'9 x 4'6 (2.97m x 1.37m)

Double glazed doors to the front and rear, double glazed window to the rear, two double glazed Velux windows, laminate flooring, stainless steel single drainer sink unit with mixer tap over, space for washing machine, space for tumble dryer, base units with roll edge work surfaces over, ceiling spot lighting, extractor, door to the garage.

### Workshop

Double glazed windows to the rear and side, power points.



### Bedroom One

15'4 x 13'3 (4.67m x 4.04m)

Double glazed window to the rear, two fitted high gloss wardrobes with hanging space, shelving and drawers, coved ceiling, radiator, television point.



### En-Suite Shower Room

Double glazed obscure window to the side, low level w.c., vanity wash hand basin, walk in shower cubicle with shower over, heated towel rail, fully tiled walls, laminate flooring, extractor, ceiling spot lighting.

### Bedroom Two

14'3 x 9'3 (4.34m x 2.82m)

Double glazed window to the front, television point, coved ceiling, radiator.



### Bedroom Three

12'4 x 9'8 (3.76m x 2.95m)

Double glazed window to the front, radiator, television point, built in wardrobe with hanging rail and shelving (housing electric meter), coved ceiling.

### Dining Room/Bedroom Four

13'3 x 9'8 (4.04m x 2.95m)

Double glazed patio doors to the rear, television point, laminate flooring, radiator, coved ceiling.

### Bathroom

Double glazed window to the side, walk in shower cubicle with shower over, panelled bath, vanity wash hand basin, heated towel rail, low level w.c., shaver point, ceiling spot lighting, extractor, part tiled walls, tiled flooring.



### Double Garage

With electric up and over door, double glazed window to the side, wall mounted storage cupboards, shelving, power and lighting, door to the utility room.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, pave patio area, planted borders, selection of fruit trees, side access, tap, mature shrubs, lighting.

### Front

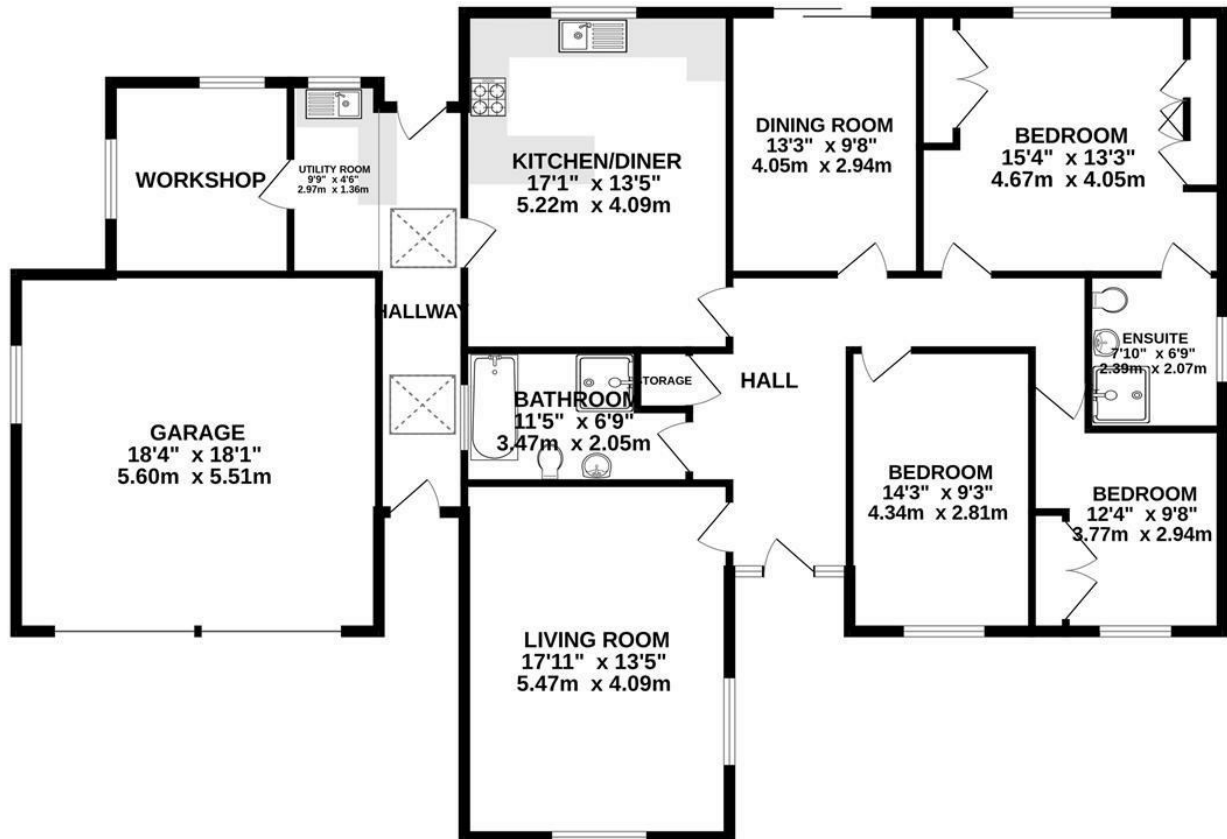
Driveway in front of double garage providing off street parking, side access, gate leading to bin store area, lighting, slate chippings area, outside power point, mainly lawned area with planted borders, mature shrubs, covered entrance porch with lighting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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			
(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			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
1878 sq.ft. (174.5 sq.m.) approx.



TOTAL FLOOR AREA: 1878 sq.ft. (174.5 sq.m.) approx.  
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 and 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