



**Church Road,
Bristol, BS36 2NJ**

**PRICE: Offers Over
£450,000**

Property Features

- Detached Family Home
- Four Bedrooms
- Well Priced
- Beautifully Presented
- Good sized Kitchen/Diner
- Garage & Off Street Parking



Full Description

A light and airy four bedroom detached home located in the sought after village of Frampton Cotterell which is within the Winterbourne International Academy catchment area.

Entrance Hallway

Composite front door to inner porch, Inner hallway, UPVC door to; with parquet flooring, double radiator, under stairs, storage cupboard, additional storage cupboard for shoes and coats. Stairs rising to 1st floor landing and door to:

Kitchen Diner

18'8" x 10'2" (5.71 x 3.11)

The kitchen comprises of a range of wall and base units with Quartz work surface over, inset Stainless steel sink with mixer tap, gas hob with extractor over, integrated double oven and space for American style fridge freezer. Integrated dishwasher, oak flooring and two radiators, double glazed window and double glazed French doors overlooking rear garden.

Living Room

18'8" x 13'1" (5.7 x 4)

Two double glazed windows to front, radiator and spotlights.

Cloak Room

Double glazed obscure window to side, low level WC and vanity hand wash basin with mixer tap.

Landing

Double glazed obscure window to side, access to loft, which is partially boarded with ladder and light. Doors to:



Bedroom 1

13'1" x 9'2" (4 x 2.8)

Double glazed window to front, radiator and fitted wardrobe.

Bedroom 2

13'1" m x 9'2" (4 m x 2.8)

Double glazed window to front and radiator.

Bedroom 3

11'5" x 9'2" (3.5 x 2.8)

Double glazed window to rear, radiator and fitted wardrobe.

Bedroom 4

9'2" x 7'10" min (2.8 x 2.4 min)

Double glazed window to rear radiator and fitted cupboard, housing, hot water, cylinder and boiler

Bathroom

Double glazed obscure window to side, suite comprising of a panelled bath with mixer tap, vanity hand wash basin with mixer tap and low-level w/c. Fully tiled shower cubicle with concertina doors and mains fed shower with waterfall shower and attachment. Heated towel rail and spotlights, fully tiled walls and floor.

Front garden

With tarmac drive way with parking for several cars and mature shrubs.

Rear Garden

With side access and enclosed by fencing and hedging. Laid to block pavers, astro turf and southerly facing.

Garage

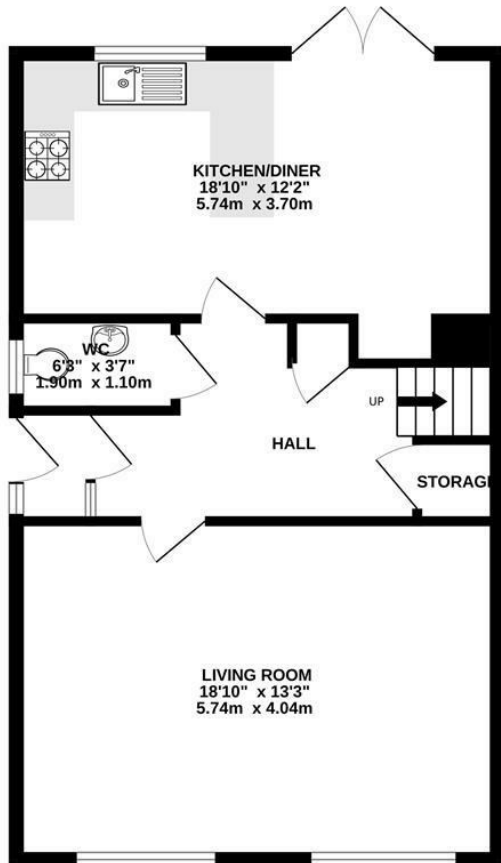
With up and over door, light and power. Double glazed window to garden.



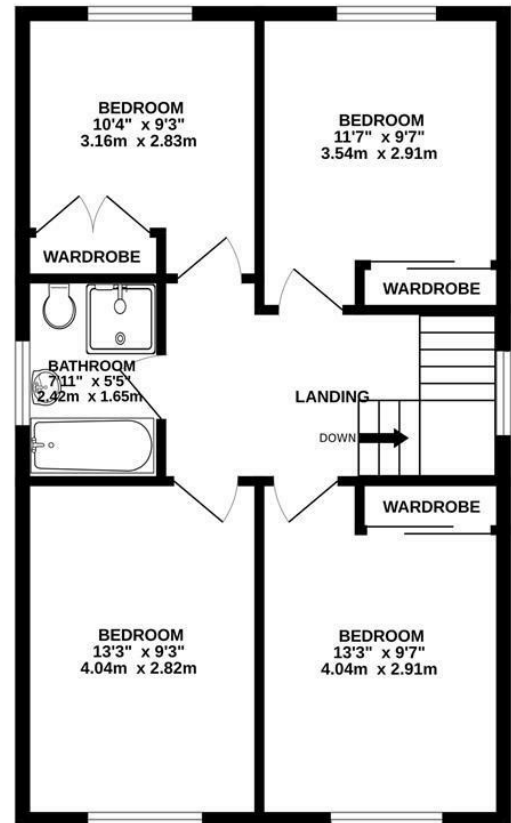
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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