



Prospect Lane,  
Bristol, BS36 2DR

**Guide Price: £699,950**

## Property Features

- Detached Family Home
- Three Reception Rooms
- Four Bedrooms
- Solar Panels
- Cloak Room & Utility Room
- Gas Central Heating Double Glazing
- Over Sized Double Garage

## Full Description

### Entrance Hallway

Double glazed door with matching double glazed side panels into hallway with stairs to 1st floor, wood effect flooring, solid Mahogany doors into:

### Cloak Room

Double glazed window to the rear, white low level WC, vanity wash hand basin with mixer tap over, tiled walls, wood effect flooring, under stairs storage cupboard, radiator.

### Living Room

18'2" x 13'8"

Double glazed patio doors to the front, double glazed windows to the rear and side, two radiators, stone built feature fireplace with gas fire and TV stand.

### Study

14'4" 10'0"

Double glazed windows to the side and rear, radiator.

### Dining Room

15'7" x 9'1"

Double glazed windows to the front and rear, two radiators, archway opening into

### Kitchen

15'7" x 10'4"

Double glazed windows to the front and rear, range of wooden wall, drawer and base units with work surfaces over, built in double oven, electric hob with extractor hood over, part tiled walls, 1.5 sink unit with mixer tap over, integrated under counter fridge and dishwasher.

### Utility Room

7'10" x 4'11"

Double glazed door to the rear, base unit with work surface over, single drainer sink unit with mixer tap over, plumbing for washing machine, space for fridge/freezer, glazed window.

### First Flooring Landing

Access to insulated loft space with light, radiator, double glazed window to the front, airing cupboard housing hot water system, doors into

### Master Bedroom

15'7" x 12'4"

Double glazed window to the front, fitted wardrobes, and drawers set, radiator, door into



## Ensuite

15'7" x 7'1"

Double glazed windows to the front and rear, white suite comprising, corner bath with shower extension to mixer tap, walk in double shower, vanity wash hand basin with storage under and mixer tap over, low level WC, heated towel rail, tiled walls.

## Bedroom Two

13'10" x 9'1"

Double glazed windows to the front and side, radiator.

## Bedroom Three

10'4" x 7'1"

Double glazed window to the rear, built in wardrobe, radiator.

## Bedroom Four

10'0" x 6'11"

Double glazed window to the rear, radiator.

## Bathroom

8'2" x 6'3"

Double glazed window to the side, white suite comprising panelled bath with shower extension to the mixer tap, pedestal wash hand basin, low level WC, tiled walls, radiator.

## Gardens

The property has walled gardens, the front is laid to patio with large step leading to the front door, with well stocked shrubs, tree, plant border. The side garden is laid mainly to lawn with pergola seating area, garden well, shrub, plant and hedge borders, outside tap and following around to the rear garden laide to lawn with vegetable patch, garden pond, garden shed.

## Garage & Parking

Parking & Garages - Double gated driveway providing off street parking for two vehicles, with separate pedestrian gated access.

There is an electric up and over double door into; **OVERSIZED DOUBLE GARAGE (17'8" x 15'7")** light and power, storage cabinets along one wall, leading to storage cupboard 7'2" x 5'2" housing wall mounted Vaillant gas boiler and shelving with light and power. With further **SINGLE GARAGE (9'5" X 15'7")** with up and over door, light, power, 2 radiators (currently not in use) glazed window into utility room.

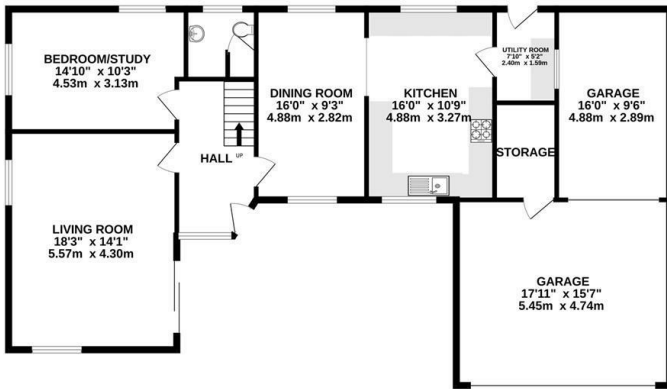
Agents Note - The property also boasts owned Solar Panels.



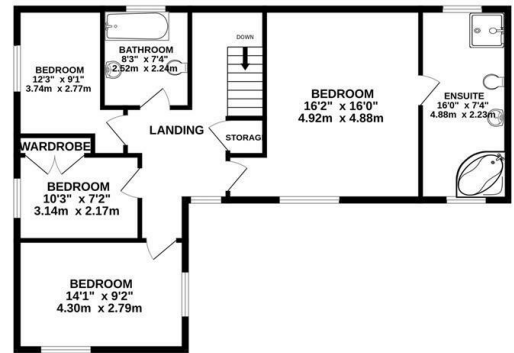
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	78
England & Wales		EU Directive 2002/91/EC	

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  
1359 sq.ft. (126.2 sq.m.) approx.



1ST FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 2194 sq.ft. (203.8 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