



**Park Lane,  
Bristol, BS36 2EX**

**PRICE: Offers In  
Excess Of £425,000**



## Property Features

- Extended Semi Detached House
- Four Bedrooms (Master En-Suite)
- Open Plan Kitchen/Dining/Family Room
- Utility Room
- Cloakroom
- Large Rear Garden
- Planning Permission for an Annex in the rear garden (P23/01601/HH)
- Off Street Parking
- Renovated Throughout completed in 2022
- No Onward Chain

## Full Description

### Entrance Hallway

Stairs rising to the first floor landing, LVT flooring, telephone point, smoke detector, ceiling spot lighting, double glazed window to the front, double glazed door to the front, fuse box, radiator.

### Lounge

11'9" x 11'4" (3.58m x 3.45m)

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

### Kitchen/Dining/Family Room

17'5" x 20'6" (5.33m x 6.26)

Double glazed French doors to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, one and a half bowl single drainer sink unit with mixer tap over, integrated fridge. integrated dishwasher, built in electric oven and induction hob with extractor over, tiled splash-backs, space for 'American' fridge/freezer, tall radiator, space for dining table, ceiling spot lighting, smoke detector, LVT flooring, plynth heater, thermostat.

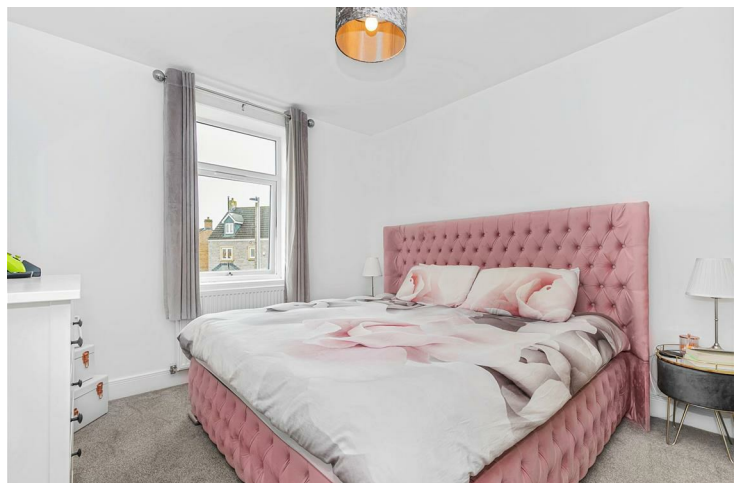
### Utility Room

9'4" x 8'9" (2.84m x 2.67m)

Double glazed door to the rear, double glazed Velux window, fitted with a range of wall and base units with roll edge work-surfaces over, single drainer sink unit with mixer tap over, tiled splash-backs, ceiling spot lighting, space for washing machine, space for tumble dryer, LVT flooring, radiator.

### Cloakroom

Double glazed obscure window to the rear, low level w.c., vanity wash hand basin, tiled splash-backs, ceiling spot lighting, extractor, LVT flooring.



**Landing**

Access to the loft space, ceiling spot lighting, built in airing cupboard housing Vaillant combi boiler,

**Bedroom One**

14 x 10'2 (4.27m x 3.10m)

Double glazed window to the front, radiator, thermostat.

**En-Suite Shower Room**

Double glazed obscure window to the side, low level w.c., built in shower cubicle with shower over, vanity wash hand basin, tiled splash-backs, heated towel rail, ceiling spot lighting, extractor, LVT flooring.

**Bedroom Two**

11'4 x 10'9 (3.45m x 3.28m)

Double glazed window to the rear, radiator.

**Bedroom Three**

10'10 x 7'4 (3.30m x 2.24m)

Double glazed window to the front, radiator.

**Bedroom Four**

8'10 x 6'9 (2.69m x 2.06m)

Double glazed window to the rear, radiator.

**Bathroom**

Double glazed obscure window to the side, panelled bath with shower over and shower attachment to the side, low level w.c., vanity wash hand basin, tiled splash-backs, heated towel rail, shaver point, ceiling spot lighting, LVT flooring.

**Rear Garden**

Large rear garden, the rear of the garden is mainly laid to lawn with planning permission for a separate detached annex, enclosed by fencing and walling. storage shed, astro turf area, block paved patio area, gravelled driveway to the side of the property, side access.

**Front Garden**

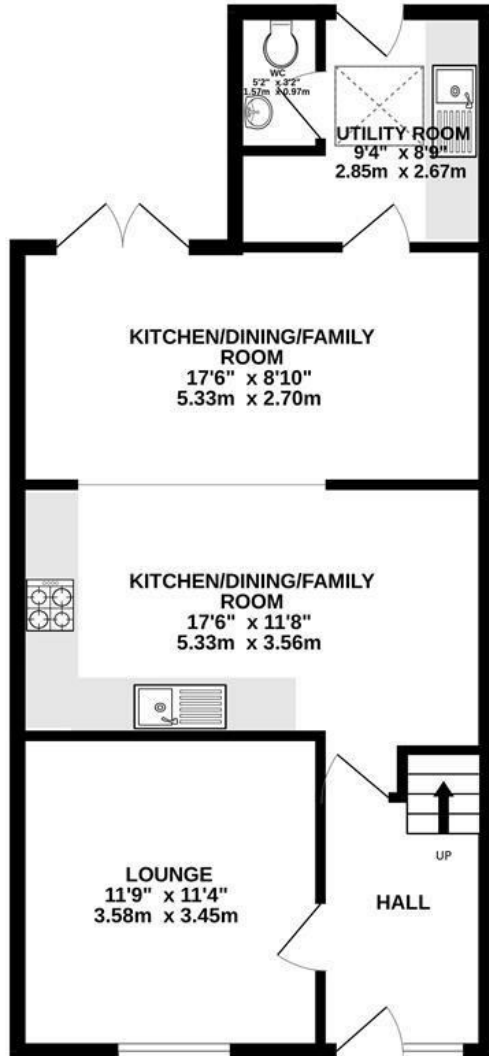
Block paved and concrete area providing off street parking, side access gate, gravelled area to the side, lighting.



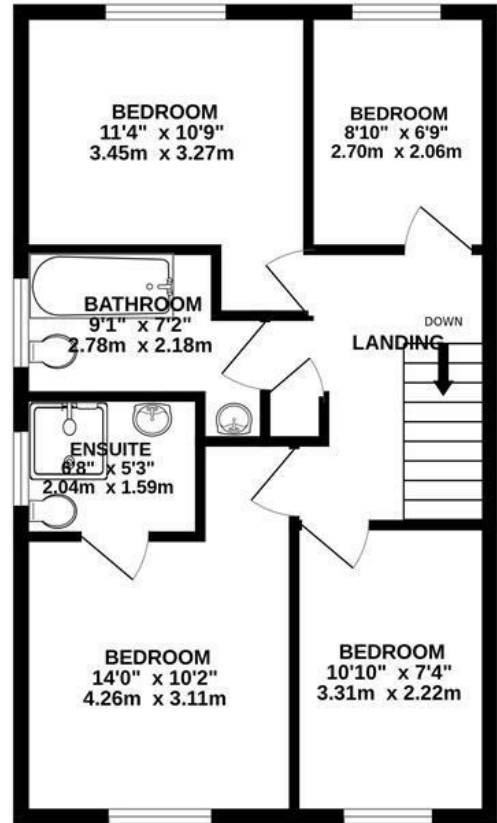
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <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  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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