

**Park Lane,  
BRISTOL, BS36 2BL**

**PRICE: £600,000**

## Property Features

- Detached Family Home
- Recently refurbished Lounge
- Dining Room
- Study
- 5 Bedrooms
- 2 Ensuities
- Family Bathroom
- Popular Location
- Sunny Rear Garden
- MUST BE VIEWED

## Full Description

### Entrance Hall

Stairs to first floor landing. Door to Living Room. Door to Dining Room. Door to Kitchen. Door to:

### Cloakroom

Low level W.C. Wall mounted wash hand basin. Tiled walls.

### Living Room

14'6" x 11'8" (4.44m x 3.56m)

Garden aspect. Recently refurbished with wall length built in display unit with cupboards and shelving. 'Karndean' flooring. Television point. Double glazed double doors to rear garden. Radiator.

### Dining Room

15'9"x 7'10" (4.81mx 2.40m)

Front aspect. Double glazed triple bi fold doors. Radiator. Built in storage cupboard.

### Study/Bedroom

9'9" x 8'7" (2.98m x 2.62m)

Front aspect double glazed window. Radiator.

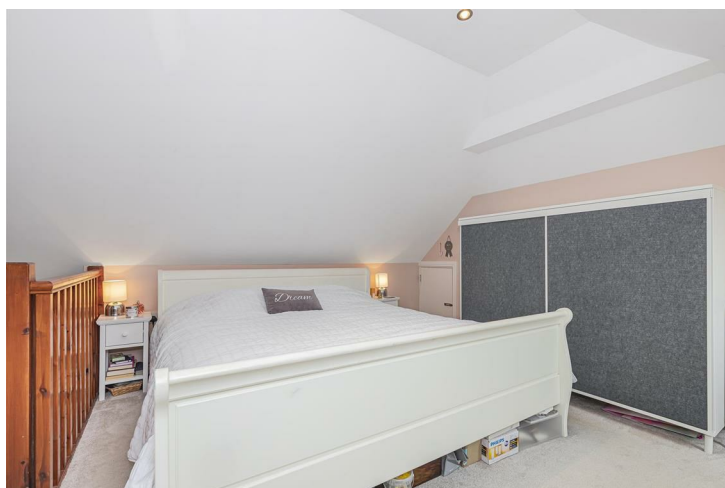
### Kitchen

19'10" x 9'3" (6.07m x 2.84m)

Range of work top surfaces inset butler sink and mixer taps. Range of base level cupboards and drawers. Matching wall mounted cupboards. Space for range cooker. Wall mounted canopy extractor unit. Space for american style fridge freezer. Space larder cupboard. Space for Washing machine. Space for tumble dryer. Built in dishwasher. Door to Rear garden..

### First Floor Landing

Door to Bedroom 3, Door to Bedroom 4, Door to Bedroom 5, Door to Family Bathroom. Stairs to second floor landing. Door to:



**Bedroom 2**

14'0" x 11'2" (4.28m x 3.42m)

Garden aspect double glazed window. Radiator. Door to:

**Ensuite Shower Room**

Tiled shower cubicle with wall mounted shower and glass screen. Pedestal wash hand basin with tiled splash back. Low level W.C. Extractor Fan. Heated towel rail.

**Bedroom 3**

12'5" x 11'10" (3.81m x 3.63m )

Front aspect double glazed window. Radiator.

**Bedroom 4**

12'11" x 8'6" (3.95m x 2.60m )

Front aspect double glazed window. Radiator.

**Bedroom 5**

9'9" x 8'11" (2.99m x 2.74m )

Garden aspect double glazed window. Radiator.

**Family Bathroom**

Suite comprising - Panel enclosed bath with mixer tap and shower attachment. Vanity unit with inset low level W.C. Inset wash hand basin with double cupboards under. Part tiled walls. Heated towel rail. Opaque double glazed window.

**Second Floor Landing**

Open plan to

**Master Bedroom**

15'1" x 13'6" (4.60m x 4.14m)

Double glazed velux windows. Radiator. Eaves storage cupboard. Door to

**Ensuite Bathroom**

Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin with tiled splash back. Low level W.C. Double glazed Velux window.

**Outside Front Garden**

Block paved driveway affording parking for numerous vehicles. Side access.

**Rear Garden**

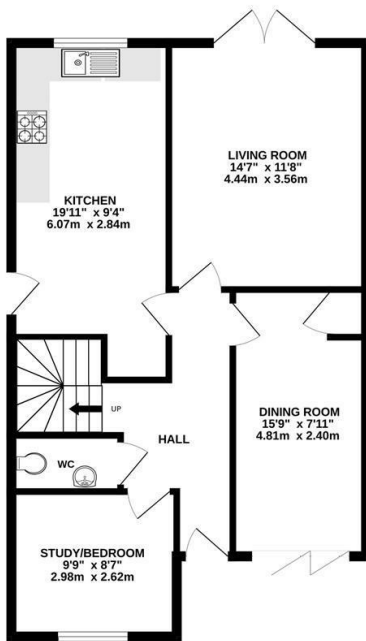
Paved patio. Step to lawn . Outside tap. Enclosed by fencing.



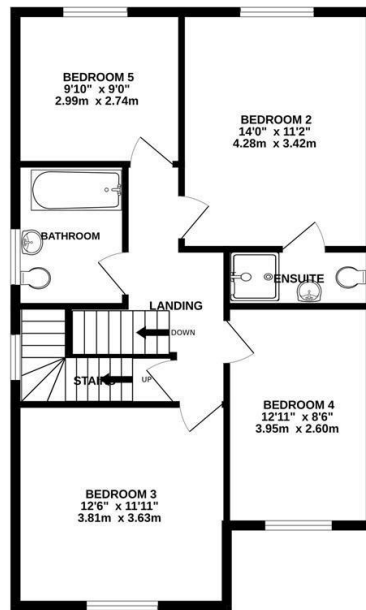
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023

4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

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