



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

**PRICE: Asking Price  
£525,000**



## Property Features

- Detached Family Home
- Three Storeys
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Two En-Suites
- Garage & Off Street Parking
- Well Presented Throughout

## Full Description

### Entrance Hall

Stairs rising to the first floor landing, textured ceiling, under stairs storage cupboard, radiator, smoke detector.

### Cloakroom

Double glazed obscure window to the front, low level w.c., wash hand basin, tiled splash-backs, radiator, textured ceiling.

### Lounge

17'6 x 11'7 (5.33m x 3.53m)

Double glazed window to the front, feature fireplace, gas point, coved and textured ceiling, laminate flooring, television point.

### Dining Room

11 x 10'7 (3.35m x 3.23m)

Double glazed patio doors to the rear, radiator, laminate flooring, coved and textured ceiling.

### Kitchen

12'2 x 11'1 (3.71m x 3.38m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for fridge freezer, built in electric double oven and gas hob with extractor over, tiled splash-backs, one and a half bowl single drainer sink unit with mixer tap over, wall mounted shelf, fold down breakfast bar, wine rack, television point, smoke detector, textured ceiling, radiator.

### Utility Room

9'1 x 5'9 (2.77m x 1.75m)

Double glazed door to the rear garden, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit, space for washing machine, wall mounted boiler, textured ceiling, extractor.

### Landing

Stairs rising to the second floor landing, smoke detector, double glazed window to the side.





**Bedroom Two**

13'0 x 11'1 (3.96m x 3.38m)

Double glazed window to the front, radiator, laminate flooring, textured ceiling, built in wardrobe with hanging space.

**En-Suite**

Double glazed obscure window to the side, low level w.c., pedestal wash hand basin, built in shower cubicle with shower over, tiled splash-backs, shaver point, textured ceiling.

**Bedroom Three**

11'7 x 10'11 (3.53m x 3.33m)

Double glazed window to the rear, radiator, textured ceiling.

**Bedroom Four**

9'6 x 8 (2.90m x 2.44m)

Double glazed window to the front, radiator, laminate flooring, textured ceiling, television point.

**Bathroom**

Double glazed obscure window to the rear, panelled bath with shower attachment over, low level w.c., tiled splash-backs, heated towel rail, textured ceiling, shaver point.

**Second Floor Landing**

**Bedroom One**

15'10 x 13'5 (4.83m x 4.09m)

Double glazed windows to the side, radiator, eaves storage cupboard, built in wardrobe with hanging space and lighting.

**En-Suite**

Low level w.c., wash hand basin with mixer tap over, heated towel rail, extractor.

**Rear Garden**

Enclosed by fencing, storage shed to the side, paved patio area, laid to lawn, planted borders, tap.

**Front**

Block paved driveway providing off street parking, access to side storage shed, planted border, tap.

**Garage**

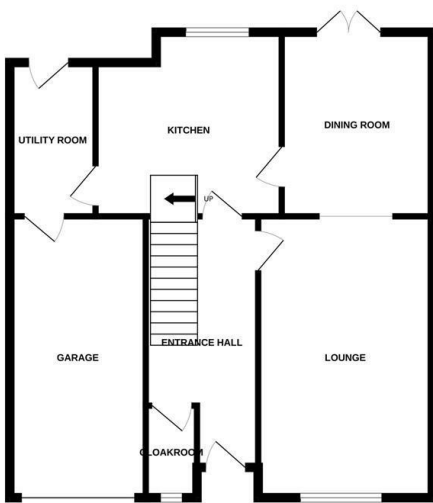
Single garage with electric up and over door, power and lighting, smoke detector, access to loft space, textured ceiling.



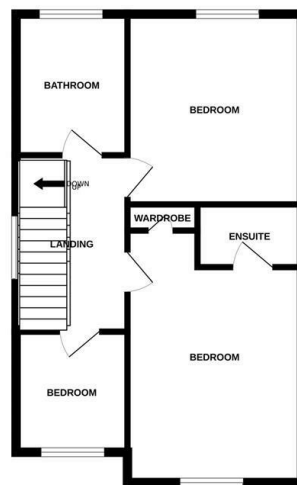
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

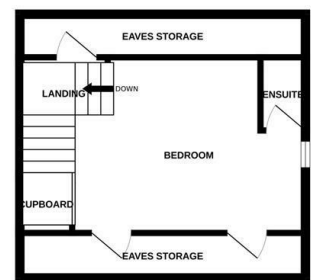
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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