



**Park Lane,  
Bristol, BS36 2ES**

**PRICE: Asking Price  
£750,000**

## Property Features

- Executive Detached House
- Four Double Bedrooms
- Lounge
- Study
- Utility Room
- Cloakroom
- Kitchen/Dining/Family Room
- En-suite to Master Bedroom
- Detached Double Garage
- Beautifully Presented Throughout

## Full Description

### Entrance Hallway

Composite door to; Hallway with stairs rising to 1st floor landing, spotlights, Amtico wood style floor, open to kitchen diner, doors to:

### Study

Double glaze window to front and radiator

### Lounge

Double glazed window to front and double glazed window to side, radiator, feature fireplace with wood burning stove, marble hearth and Oak mantle. Built-in storage both sides of fireplace.

### Utility Room

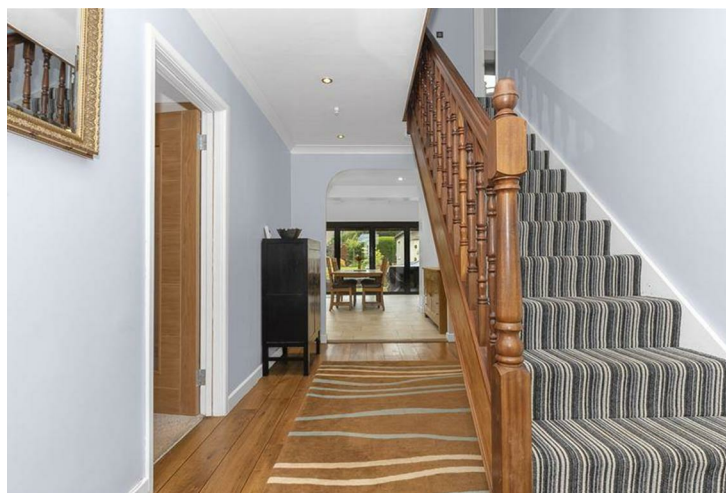
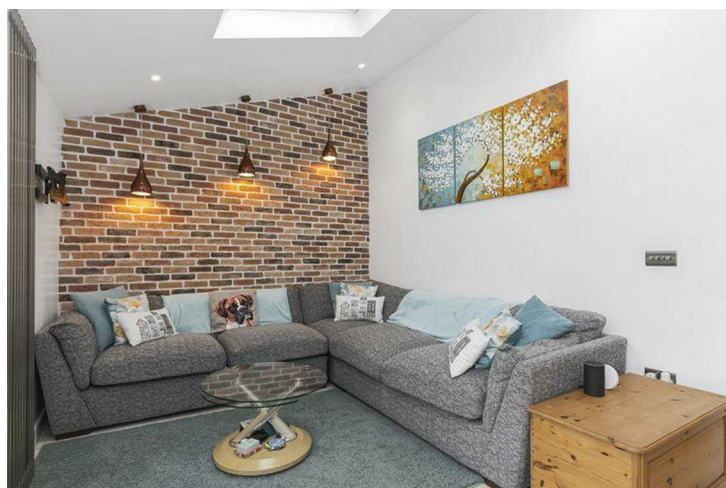
Double glazed obscure door to side, wall mounted radiator, part tiled walls, space for fridge fridge freezer, space for tumble dryer and space for washing machine. Stainless steel sink with drainer and mixer tap, a range of wall and base units with worktop over, spotlights, storage cupboard housing Vaillant boiler and hot water cylinder Tiled floor.

### Cloakroom

Double glazed obscure window to side, suite comprising of a vanity hand wash basin with mixer tap and tiled splashback, tiled floor and low-level WC. Heated towel radiator and extractor fan.

### Kitchen/Dining/Family Room

A range wall and base units with integrated appliances including two ovens, microwave and dishwasher. Space for freestanding American style fridge freezer, two pull out larder cupboards, larder carousel, Quartz worktops with Island breakfast bar, 1 1/2 bowl sink with mixer tap, Five zone Bosch induction hob with extractor over, tiled floor three double glazed Vellux windows, radiator and spotlights. Bi-folding doors to rear garden.



**Landing**

Double glazed window to front, radiator and large storage cupboard perfect for housing the bedsheets and towels.

Doors to:

**Bedroom One**

Double glazed window to front and double glazed window to side, radiator and walk in closet with access to loft.

**En-Suite**

Double glazed obscure window to side, suite comprising of a vanity low level WC and vanity hand wash basin with mixer tap, large fully tiled quadrant main fed shower Tiled floor, tiled splashback, shaver point, extractor fan and spotlights. Heated towel rail.

**Bedroom Two**

Double glazed window to rear, radiator and fitted wardrobe with hanging and shelving.

**Bedroom Three**

Double glazed window to rear, radiator and fitted wardrobe with hanging and shelving.

**Bedroom Four**

Double glazed window to front, radiator and fitted wardrobe with hanging and shelving.

**Family Bathroom**

Double glazed obscure window to rear, suite comprising of a panelled bath with mixer tap, pedestal hand wash basin, low level WC and a fully tiled mains fed quadrant shower. Heated towel rail, tiled floor, part tiled walls and extractor fan.

**Rear Garden**

Sandstone patio with raised borders and mature shrubs, gate leading to Harris Barton. Mainly laid to lawn with mature shrubs and raised vegetable patch. Access to drive way.

**Front Garden**

Leading from Park Lane with off street parking for several vehicles, mainly laid to tarmac with patio slab pathways leading to front door. Laid to lawn with mature shrubs, access to side. Electrical charging point.

**Detached Double Garage**

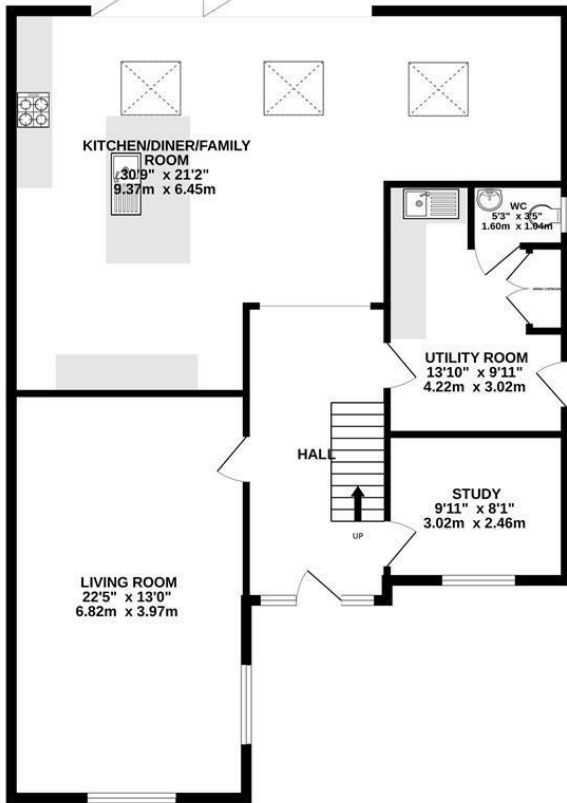
With double glazed window and door to side, with two up and over doors, light and power and opening to garden from Driveway.



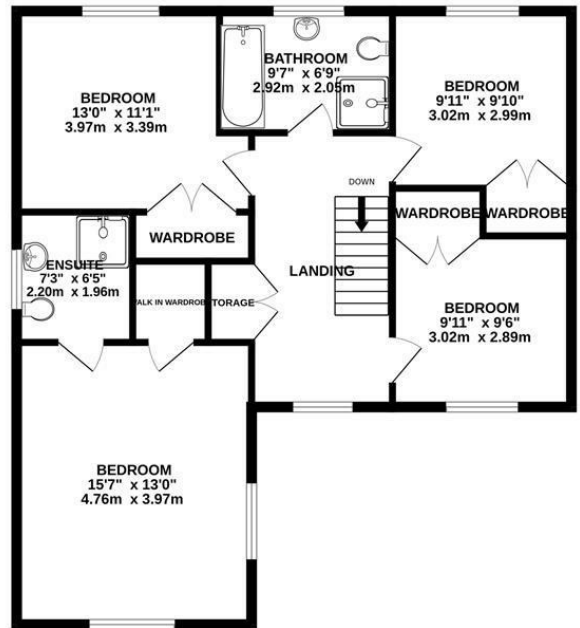
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	78
	EU Directive 2002/91/EC		

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  
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 1963 sq.ft. (182.4 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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