



**Park Row,  
Frampton Cotterell, BS36 2BS**

**PRICE: Asking Price  
£725,000**



## Property Features

- Extended Detached Family Home
- Four Double Bedrooms
- Open Plan Kitchen/Dining/Family Room
- Lounge
- Study
- Downstairs Shower Room
- Rarely Available in Sought After Location
- Good Size Rear Garden
- Views To The Rear
- Early Viewing Advised

## Full Description

### Entrance

Oak door to front with double glazed leaded oak side panel to front, security light to front of property.

### Hallway

Under floor heating, stairs to first floor.

### Shower Room

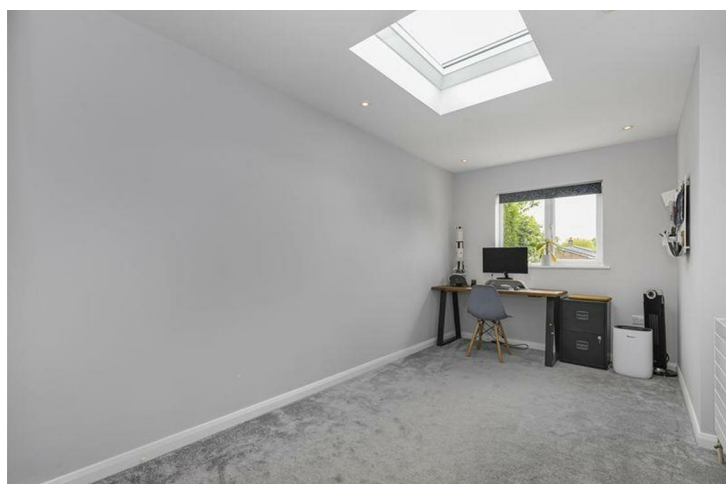
Double glazed obscure window to the side, low level w.c., walk in shower area with shower over, heated towel rail, ceiling spot lighting, tiled walls, tiled flooring, vanity wash hand basin.

### Lounge

Double glazed windows to the front and side, two radiators, feature fireplace with inset multi-fuel stove, wall light points, inset storage area, under stairs storage cupboard.

### Open Plan Kitchen/Dining/Family Room

( )  
Double glazed bi fold doors to the rear with built in blinds, four Velux windows with rain sensors, fitted with a modern range of wall and base units with granite work-surfaces over and granite up-stands, one and a half bowl ceramic sink and drainer with mixer tap over, built in electric oven, built in microwave oven and warming drawer below, integrated dishwasher, central island with storage below and breakfast bar, induction hob with extractor over, integrated full height fridge, integrated full height freezer, space for dining table, television point, engineered oak flooring, led lighting, under cupboard lighting, under floor heating, far reaching views to the rear.



### Study

Double glazed window to the rear, skylight window, ceiling spot lighting, radiator. Doors to cupboard housing washing machine and tumble dryer space with shelving and work surface area.

### Landing

Double glazed window to the side, glass balustrade, built in airing cupboard housing Worcester combination boiler, access to the loft space (partially boarded with light).

### Bedroom One

Double glazed window to the rear with views, radiator, two built in wardrobes with hanging space and shelving.

### Bedroom Two

Double glazed window to the front, radiator, built in wardrobe with hanging space and shelving.

### Bedroom Three

Double glazed window to the side, radiator, built in wardrobe with hanging space and shelving.

### Bedroom Four

Double glazed window to the rear, radiator, built in wardrobe with hanging space and shelving.

### Bathroom

Double glazed obscure window to the side, panelled bath with shower attachment over, pedestal wash hand basin, low level w.c., wall mounted heated towel rail, tiled walls, tiled flooring.

### Rear Garden

Paved patio area, steps leading down to lawned area with planted borders, storage shed, summer house, side access, far reaching views.

### Garage Storage Area

Garage partly converted leaving a storage area to the front with electric roller door.

### Front

Laid to lawn and extensive imprinted concrete driveway providing off street parking for several vehicles, lighting, tap, stone walling to the front, side access.

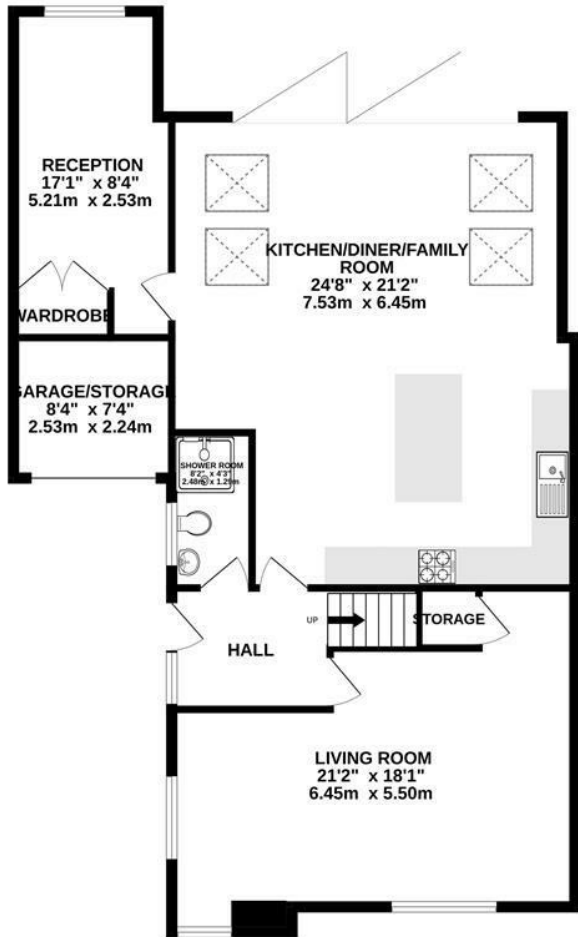


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

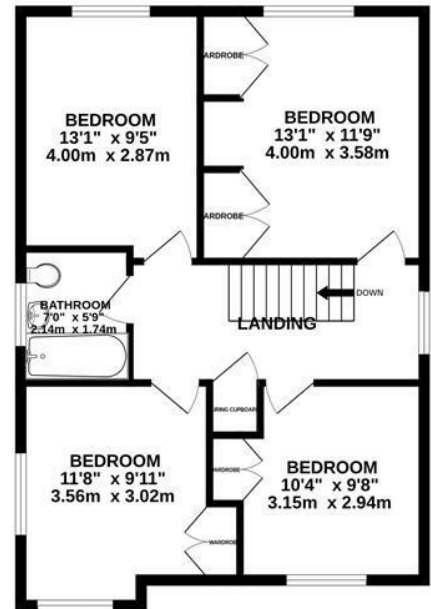
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**GROUND FLOOR**  
1072 sq.ft. (99.6 sq.m.) approx.



**1ST FLOOR**  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

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