



**School Road,  
Bristol, BS36 2DB**

**PRICE: £600,000**



## Property Features

- Extended Detached Dormer Bungalow
- Four Double Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Utility Room
- En-Suite to Master Bedroom
- Downstairs Bathroom & Upstairs Shower Room
- Wrap around Gardens
- Garden and Off Street Parking
- Popular Location

## Full Description

**Porch**  
Double glazed window to the front, tiled flooring.

**Hallway**  
Radiator, telephone point, built in storage cupboard.

**Bathroom**  
Double glazed obscure window to the front, low level w.c., bidet, pedestal wash hand basin, panelled bath with shower attachment over, ceiling spot lighting, fully tiled walls, tiled flooring, heated towel rail.

**Dining Room**  
13'11 x 9'9 (4.24m x 2.97m)  
Radiator, coved ceiling.

**Sitting Room**  
12'4 x 9'9 (3.76m x 2.97m)  
Double glazed window to the side, double glazed bi-fold doors to the rear garden, textured ceiling, wall light point, television point, radiator.

**Kitchen**  
14'8 x 9'9 (4.47m x 2.97m)  
Two double glazed windows to the front, fitted with a modern range of wall and base units with roll edge work-surfaces over, built in electric oven and induction hob with glass splash-back and extractor over, integrated dishwasher, inset stainless steel sink with 'Quooker' tap for boiling and filtered water, radiator, ceiling spot lighting, breakfast bar.

**Utility Room**  
9'9 x 5'6 (2.97m x 1.68m)  
Double glazed obscure door to the side, space for washing machine, space for tumble dryer, wall units, space for fridge, space for freezer.





### Living Room

19'2 x 13'1 (5.84m x 3.99m)

Double glazed window to the rear, feature fireplace with gas fire, under stairs storage cupboard, double glazed patio doors to the rear garden, coved ceiling, television point, wall light points.



### Bedroom One

13'6 x 13'2 (4.11m x 4.01m)

Double glazed bay window to the side, radiator, built in wardrobe with hanging space and shelving, fitted dressing table, drawers, wall light point.



### En-Suite Wet Room

Double glazed window to the front, fully tiled walls, fully tiled flooring, radiator, wall mounted wash hand basin, extractor, low level w.c., radiator.

### Bedroom Two

13'6 x 13'5 (4.11m x 4.09m)

Double glazed window to the side, radiator, fitted wardrobes with hanging space and shelving, coved ceiling.

### Landing

Double glazed window to the side, textured ceiling, smoke detector.

### Bedroom Three

12'7 x 9 (3.84m x 2.74m)

Double glazed window to the side, textured ceiling, radiator, walk in loft storage area.

### Bedroom Four

12'7 x 8'11 (3.84m x 2.72m)

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

### Shower Room

Built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, heated towel rail, tiled splash-backs, extractor.



### Rear Garden

Large paved patio area, decking area, pergola with seating area, side access, lighting, planted borders, gravelled area, mature shrubs, storage shed.

### Front & Side Gardens

Gate and path leading to the front door, two lawned areas with mature planted borders, side access to both sides, tap, lighting, block paved driveway providing off street parking for several vehicles.

### Garage

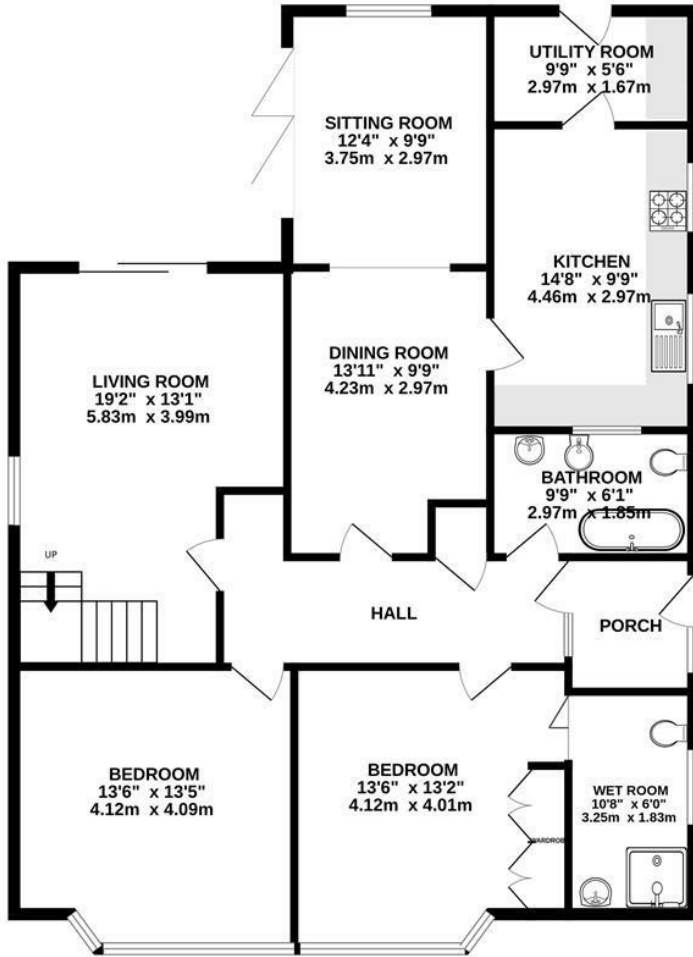
With up and over door, power and lighting.



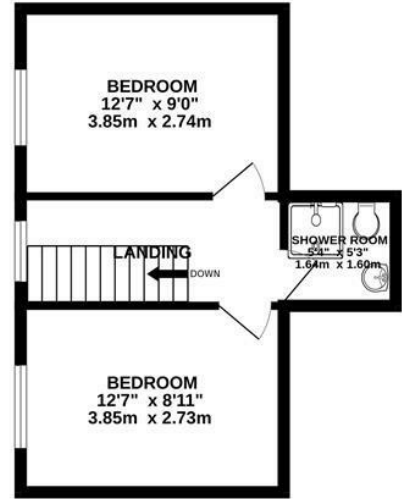
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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  
1281 sq.ft. (119.0 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 1602 sq.ft. (148.8 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  
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 are 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