



**Oakwood Gardens,
Coalpit Heath, BS36 2NB**

**PRICE: Asking Price
£575,000**

Property Features

- Extended Detached Family Home
- Four/Five Bedrooms
- Lounge
- 27' Kitchen/Dining Room
- Garden Room
- Cloakroom & Utility Room
- Two En-Suites
- Enclosed Westerly Facing Rear Garden
- Off Street Parking
- No Onward Chain

Full Description

Entrance Hall

Stairs rising to the first floor landing, under stairs storage cupboards, engineered wood flooring, radiator, coved and textured ceiling.

Cloakroom

Low level w.c., pedestal wash hand basin, radiator, extractor, textured ceiling.

Living Room

15'7 x 11'8 (4.75m x 3.56m)

Double glazed window to the front, feature fireplace with gas fire, engineered oak flooring, television point, coved and textured ceiling.

Kitchen/Dining Room

27 x 9'9 (8.23m x 2.97m)

Two windows to the rear, french doors to the garden room, fitted with a range of wall and base units with granite work-surfaces over, double bowl ceramic sink with mixer tap over, tiled splash-backs, space for dishwasher, space for fridge, space for 'Range' style cooker with extractor over, two built in storage cupboards, engineered oak and laminate flooring, coved and textured ceiling.

Utility Room

9'4 x 5 (2.84m x 1.52m)

Double glazed door to the side, storage cupboards, tiled splash-backs, space for washing machine, space for fridge, wall mounted boiler, stainless steel single drainer sink unit with mixer tap over, laminate flooring, textured ceiling, strip lighting.

Garden Room

16'1 x 9'2 (4.90m x 2.79m)

Two double glazed windows to the rear, double glazed French doors to the side, wood flooring, radiator, ceiling spot lighting, two Velux windows.



Bedroom Five/Reception Room

11 x 9'4 (3.35m x 2.84m)

Two double glazed windows to the front, access to the loft space, laminate flooring.

En-Suite Bathroom

9'4 x 5'10 (2.84m x 1.78m)

Panelled bath with shower over, low level w.c., pedestal wash hand basin, coved ceiling, part tiled walls, built in storage cupboard, textured ceiling, shaver light, laminate flooring.

Landing

Access to the loft space (part boarded), textured ceiling, built in airing cupboard (housing shower pump), smoke detector.

Bedroom One

7'7 x 6'1 (2.31m x 1.85m)

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

En-Suite Shower Room

Double glazed obscure window to the front, built in shower cubicle with shower over, vanity wash hand basin, low level w.c., radiator, built in storage cupboard, textured ceiling, shaver light, laminate flooring.

Bedroom Two

14'10 x 9'9 (4.52m x 2.97m)

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

Bedroom Three

12'2 x 9'9 (3.71m x 2.97m)

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

Bedroom Four

12'2 x 9'9 (3.71m x 2.97m)

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

Bathroom

Double glazed obscure window to the side, low level w.c., vanity wash hand basin, panelled bath with shower attachment over, extractor, ceiling spot lighting, laminate flooring, part tiled walls, radiator.

Rear Garden

Decking area, block paved pathway and block paved patio area, lawned areas, pergola, lighting, two storage sheds to the side, tap, planted borders.

Front

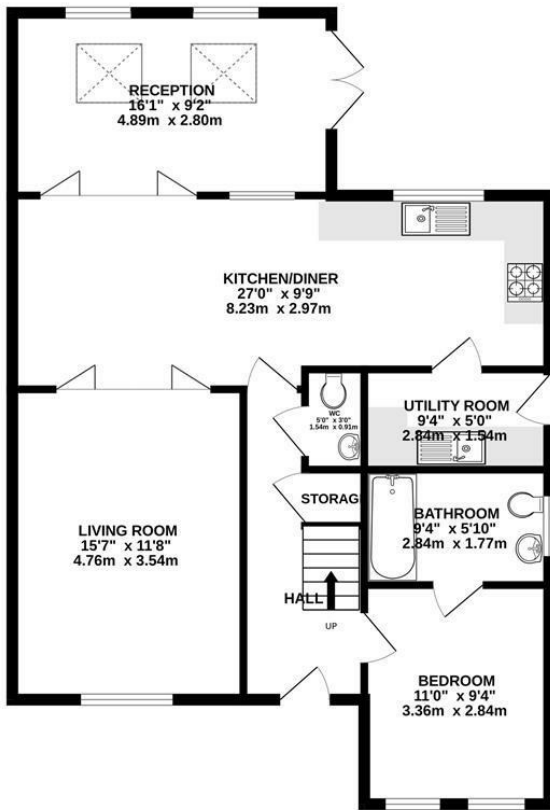
Covered storm porch, laid to lawn with paved area, tarmac driveway providing off street parking, side access, access to side shed, lighting.



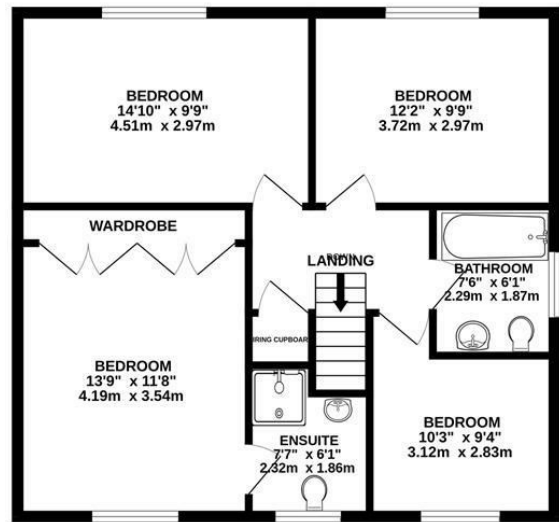
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq.ft. (145.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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