



**Gledemoor Drive,
Bristol, BS36 2PA**

**PRICE: Asking Price
£400,000**

Property Features

- Extended semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Good Size Utility Room
- En-Suite to Master Bedroom
- Enclosed Rear Garden
- Oversize Single Garage
- Off Street Parking
- Well Presented Throughout

Full Description

Entrance Hall

Double glazed door to front elevation, stairs rising to first floor, under stairs storage cupboard and radiator.

Living Room

14'2 x 11'1 (4.32m x 3.38m)

Double glazed window to front elevation, TV point and radiator.

Dining Room

11'9 x 8'7 (3.58m x 2.62m)

Double glazed french doors to rear elevation giving access to rear garden, radiator.

Kitchen

11 x 8'3 (3.35m x 2.51m)

Double glazed window and door to rear elevation. Fitted kitchen comprising wall and base units with under counter lighting, work surfaces over incorporating a sink/drainers with tiled splash-backs, space for cooker, extractor fan over, integrated dishwasher and space for fridge/freezer.

Utility Room

18'11 x 5'2 (5.77m x 1.57m)

Double glazed door and window to rear elevation, base units with work surfaces over, plumbing for washing machine and door giving access to garage.

Landing

Stairs rising from ground floor, access to insulated and partially boarded loft area with ladder and lighting, Doors leading to all bedrooms and bathroom.

Bedroom One

15'7 x 10'8 (4.75m x 3.25m)

Double glazed window to front elevation, radiator and door leading to en-suite.



En-Suite
 Shower cubicle, low level WC, wash hand basin, extractor fan and ladder style radiator, upvc double glazed window to rear

Bedroom Two
 13'4 x 10'5 (4.06m x 3.18m)
 Double glazed window to front elevation, fitted wardrobe, cupboard housing water tank, radiator.

Bedroom Three
 10'6 x 9 (3.20m x 2.74m)
 Double glazed window to rear elevation, radiator.

Bedroom Four
 8'10 x 6'4 (2.69m x 1.93m)
 Double glazed window to front elevation, radiator.

Bathroom
 Double glazed window to rear elevation. Bathroom suite comprising bath, separate shower cubicle, low level WC, wash hand basin, spotlights inset to ceiling and radiator.

Rear Garden
 Enclosed by wooden fence panels, mainly laid to lawn, raised flower beds, selection of mature trees, shrubs and bushes, outside light and electric point. Oil tank and shed.

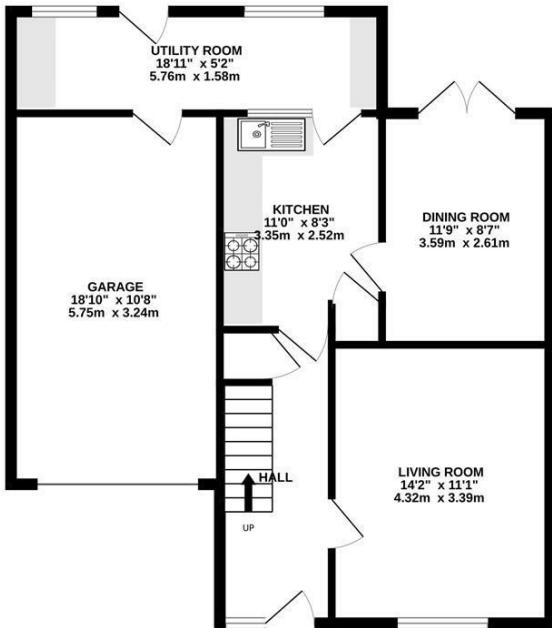
Oversized Single Garage
 With oversized up and over door, power and lighting.



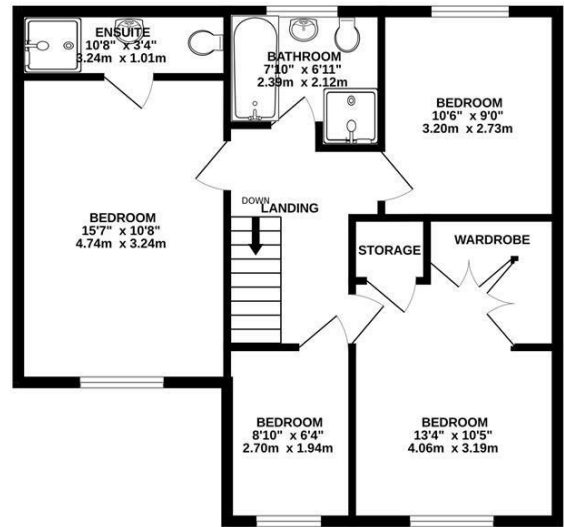
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.4 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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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