



**Rectory Road,
Bristol, BS36 2BP**

**PRICE: Offers In
Excess Of £600,000**

Property Features

- Detached Family Home
- 4 Double bedrooms
- Living Room
- Separate Dining Room
- Conservatory
- Cloakroom & Utility Room
- No Chain
- Parking for Numerous vehicles
- Good Sized Private Rear Garden
- Popular Location

Full Description

Situated along this popular road a great example of a 1970s detached family home occupying a good sized plot with both a large front and rear garden. Internally the accommodation comprises: cloakroom, living room, separate dining room, conservatory and kitchen and utility on the ground floor. On the first floor the 4 double bedrooms are complimented by the family bathroom. Externally there is parking for numerous vehicles leading to double garage with a private rear garden backing onto the school playing fields.

Entrance Porch

UPVC double glazed door. UPVC double glazed window. Door to:

Entrance Hall

Under stairs cupboard. Stairs to first floor. Door to Kitchen. Door to Living Room. Door to:

Cloakroom

White suite comprising - Low level W.C. Pedestal wash hand basin with tiled splash back. Radiator. Opaque double glazed window.

Living Room

15'9" x 11'3" (4.82m x 3.44m)

Front aspect double glazed window. Two radiators. Coved ceiling. Television point. Door to:

Dining Room

11'5" x 11'3" (3.48m x 3.44m)

Radiator. Double glazed sliding door to conservatory. Door to kitchen.

Conservatory

13'3" x 12'1" (4.05m x 3.70m)

Triple aspect. Double glazed windows. Double glazed double opening door to garden.

Kitchen

13'6" x 10'8" (4.13m x 3.26m)

Garden aspect double glazed window. Range of worktop surfaces with inset single drainer stainless steel sink unit with mixer taps. Base level cupboards and drawers. Matching wall mounted cupboards. Radiator. Door to:



Utility Room

Space and plumbing for washing machine. Vaillant gas fired boiler for heating and hot water. Shelving. opaque double glazed door to rear garden.

First Floor Landing

Access to roof space. Doors to:

Bedroom 1

15'9" x 11'3" (4.82m x 3.44m)

Front aspect double glazed window. Built in furniture comprising wardrobe cupboards with hanging space and shelving with adjoining blanket cupboards.

Bedroom 2

14'0" x 9'11" (4.29m x 3.04m)

Front aspect double glazed window. Radiator. Coved ceiling.

Bedroom 3

11'5" x 11'3" (3.49m x 3.45m)

Garden aspect double glazed window. Radiator.

Bedroom 4

11'5" x 9'11" (3.48m x 3.04m)

Garden aspect double glazed window. Radiator. Cupboard housing radiator.. Coved ceiling.

Bathroom

White suite comprising: Panel enclosed bath with mixer tap and shower attachment. Tiled corner shower with wall mounted shower and glass screen. Low level W.C. Pedestal wash hand basin. Part tiled walls. Opaque double glazed window.

Front Garden

Block paved parking with additional tarmacadam parking for numerous vehicles. Well stocked flower and shrub borders. Enclosed by walling. Side access. Access via up and over door:

Double Garage

30'4" x 9'11" (9.27m x 3.04m)

Light and power. Door to rear garden.

Rear Garden

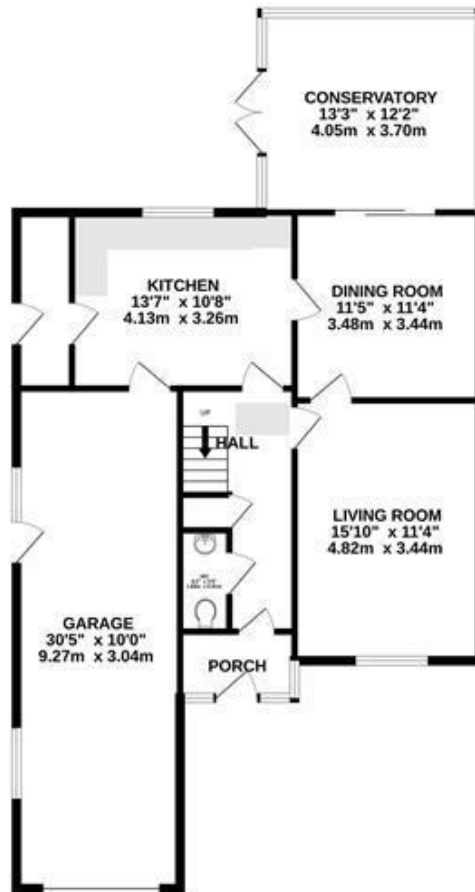
Paved patio leading to lawn with well stocked flower and shrub borders. Hard standing for green house. Enclosed by fencing.



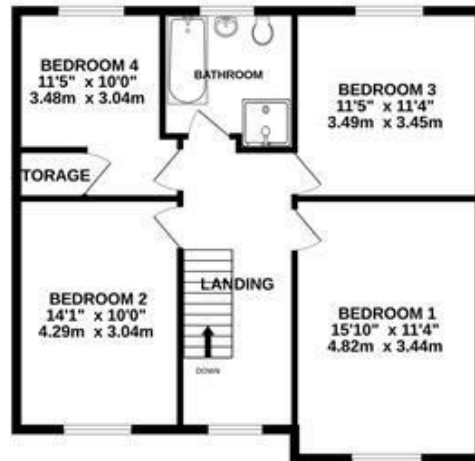
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO 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



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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 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