



**Walter Road,
Frampton Cotterell, BS36 2FR**

**PRICE: Asking Price
£465,000**

Property Features

- No Onward Chain
- Four Bedrooms
- Ensuite & Clockroom
- Good Sized Kitchen/Diner
- Redecorated Throughout
- Off Street Parking
- Garage



Full Description

Welcome to this charming detached house located on Walter Road in the picturesque village of Frampton Cotterell. This property boasts a spacious 1,184 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a warm and inviting reception room, ideal for relaxing with family or hosting guests. With four bedrooms, there is plenty of space for everyone to have their own sanctuary, whether it's for a good night's sleep or a quiet place to work from home.

The two bathrooms in this house provide convenience and comfort, ensuring there are no queues during the morning rush. Built in 2012, this property offers modern amenities while retaining a sense of homely charm.

Don't miss the opportunity to make this house your home in the heart of Frampton Cotterell. Book a viewing today and envision the possibilities that this lovely property has to offer.

Hallway

Stairs rising to 1st floor landing, under stairs storage cupboard, radiator and doors to.

Living Room

21'6" x 10'2" (6.57 x 3.12)

Double glazed window to front, double glazed French doors to rear garden, two radiators.

Kitchen/Diner

21'6" x 9'6" (6.57 x 2.91)

Double glazed window to front and rear, Kitchen comprising of a range of wall and base units with worktop over, stainless steel sink with drainer and mixer tap, integrated appliances include oven, gas hob, fridge freezer and extractor. Glass splash Back, tiled floor radiator and door to.



Utility Room

Space for washing machine and tumble dryer with work surface over, wall mounted boiler and door to garden.

W/C

Low level w/c and hand wash basin and extractor.

Landing

Doors to, access to loft, door to airing cupboard, housing hot water tank.

Master Bedroom

12'6" x 9'9" (3.83 x 2.98)

Double glazed window to rear and radiator door to;

Ensuite

Comprising of a fully tiled shower cubicle with main shower, low-level WC and pedestal hand wash basin with mixer tap. Extractor fan and double glazed obscure window to rear.

Bedroom 2

13'0" x 8'8" (3.98 x 2.65)

Double glazed window to front and radiator.

Bedroom 3

10'5" 9'3" (3.18 2.82)

Double glazed window to front, radiator and fitted wardrobe.

Bedroom 4

12'0" x 6'6" (3.66 x 1.99)

Double glazed window to rear and radiator.

Bathroom

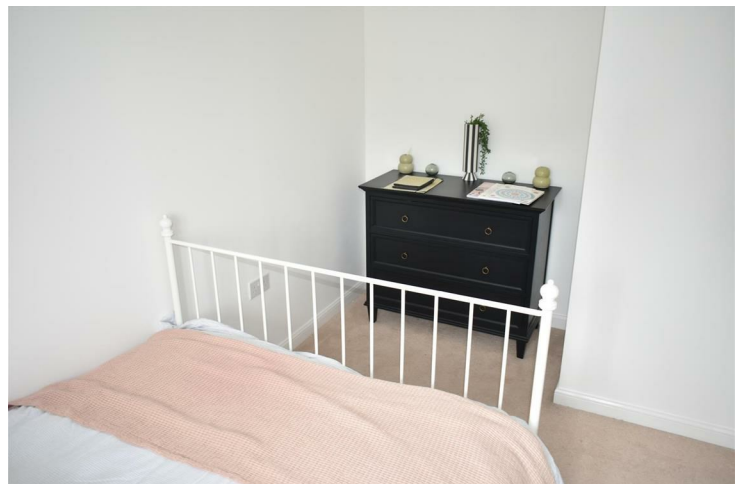
Double glazed obscure window to rear, suite comprising of a paneled bath with tile splashback is low level WC, radiator and pedestal hand wash basin with tiled splashback and shaver point and extractor.

Garden

Garden enclosed by walling, mainly late lawn with gated access to driveway.

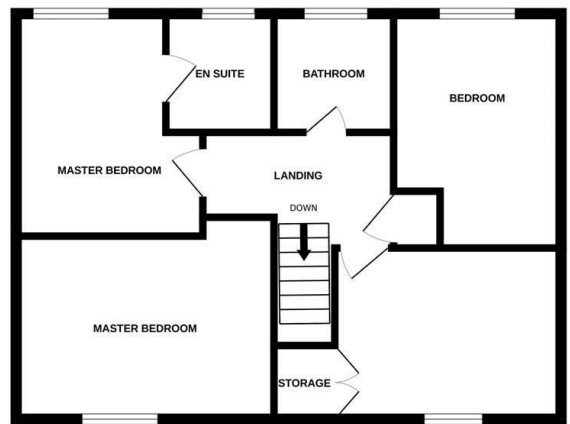
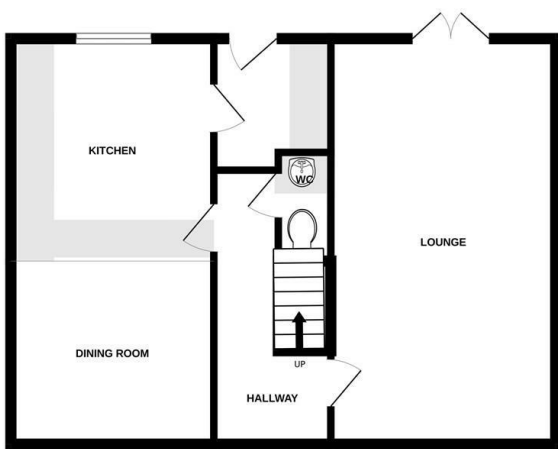
Garage & Drive

Off street parking for two vehicles ,garage with up and over door.



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		

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		



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 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