



**Park Lane,
Bristol, BS36 2HA**

PRICE: £450,000

Property Features

- Extended Semi Detached House
- Four/Five Bedrooms
- One/Two Reception Rooms
- 17' Kitchen/Dining Room
- Cloakroom
- En-Suite to Master Bedroom
- Large Rear Garden in Three Sections
- Off Street Parking
- Beautifully Presented Throughout



Full Description

Entrance Hall

Stairs rising to the first floor landing.

Living Room

14 x 12'10 (4.27m x 3.91m)

Double glazed bay window to the front, feature fireplace with multi fuel burner, television point, laminate flooring, coved ceiling, two radiators, under stairs storage cupboard, led strip lighting, coved ceiling.

Kitchen/Dining Room

17'4 x 15'11 (5.28m x 4.85m)

Double glazed window to the rear, double glazed French doors to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for 'american' style fridge/freezer, integrated dish washer, integrated microwave, built in electric oven and induction hob, space for washing machine, sockets with USB charging points, wine rack, ceiling spot lighting, stainless steel single drainer sink unit with mixer tap over, double radiator.

Lobby

Cloakroom

Low level w.c., heated towel rail, extractor, coved and textured ceiling.

Reception Room/Bedroom Five

18'8 x 8'5 (5.69m x 2.57m)

Double glazed French doors to the rear, door to the garage storage space, built in shower cubicle, under stairs storage cupboard, radiator.

Conservatory

13'7 x 7'9 (4.14m x 2.36m)

Double glazed windows to the sides and rear, double glazed French doors to the rear, laminate flooring, radiator.

Landing



Landing

Access to the loft space, textured ceiling, laminate flooring.

Bedroom One

17'2 x 8'6 (5.23m x 2.59m)

Double glazed window to the front, radiator, laminate flooring.

En-Suite Shower Room

Double glazed obscure window to the rear, vanity wash hand basin, low level w.c., tiled walls, panelled bath, heated towel rail, covered and textured ceiling.



Bedroom Two

11'8 x 8'5 (3.56m x 2.57m)

Double glazed window to the rear, radiator, covered and textured ceiling, laminate flooring, built in cupboard housing boiler.

Bedroom Three

10'11 x 8'7 (3.33m x 2.62m)

Double glazed window to the front, radiator, covered and textured ceiling, laminate flooring.

Bedroom Four

7'11 x 7'4 (2.41m x 2.24m)

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

Bathroom

Double glazed obscure window to the rear, vanity wash hand basin, panelled bath, walk in shower cubicle, low level w.c., radiator, part tiled walls, laminate flooring.



Rear Garden

Laid out in three sections the first area is mainly paved patio with raised planted borders and tap, the second section is access through a gate and is mainly laid to lawn with a path leading to the rear, planted borders and mature trees, the third section is laid to lawn with a path leading to a storage shed, paved patio area and mature trees. The garden also benefits from a log store, outside power socket.

Front

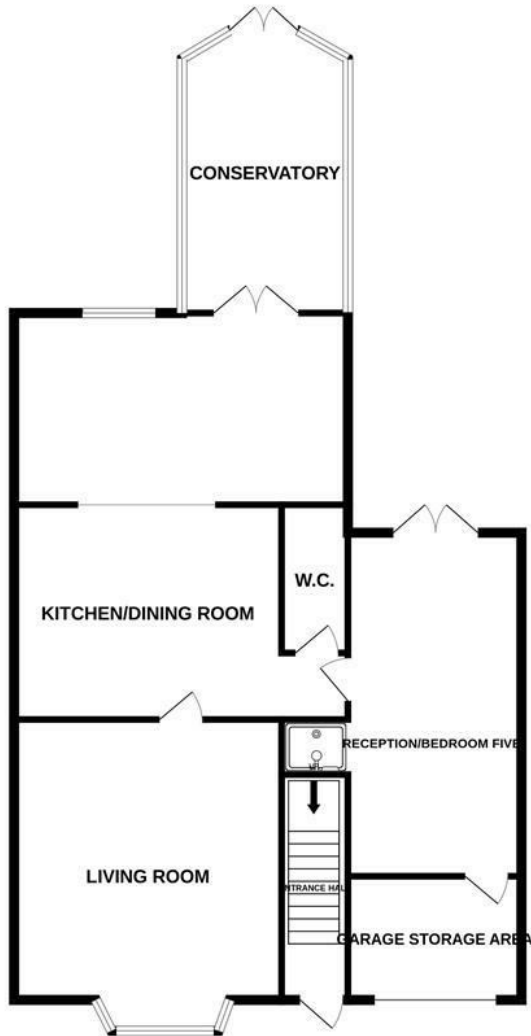
Up and over door leading to garage storage area, block paved and gravelled areas providing off street parking, lighting, outside power socket, tap.



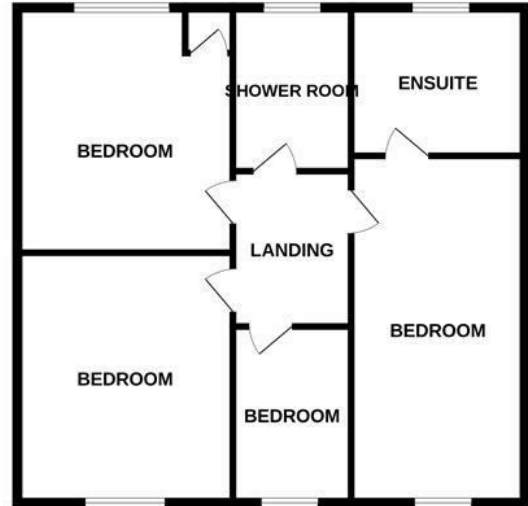
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	80
England & Wales		EU Directive 2002/91/EC	

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
1221 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 2075 sq.ft. (192.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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