



**Rectory Road,
Frampton Cotterell, BS36 2BN**

**PRICE: Offers In
Excess Of £800,000**

Property Features

- Extended Executive Detached Family Home
- Four/Five Bedrooms
- Three/Four Reception Rooms
- Utility Room & Cloakroom
- Family Bathroom & En-Suite to Master Bedroom
- Double Garage with Electric Up and Over Doors
- Gated Driveway Providing Parking for Several Vehicles
- Views to the Rear Over Open Fields
- Popular Cul-De-Sac Location
- Early Viewing Recommended

Full Description

Entrance Hall

Double glazed leaded light obscure window to the front, under stairs storage cupboard, telephone point, stairs rising to the first floor landing, radiator, coved ceiling, smoke detector.

Cloakroom

Double glazed leaded light window to the front, low level w.c., vanity wash hand basin, part tiled walls, coved ceiling, cupboard housing meter box.

Living Room

22'8 x 13'7 (6.91m x 4.14m)

Double glazed patio doors to the rear, double glazed leaded light window to the front, feature fireplace with wood-burning stove with tiled hearth, two radiators, coved ceiling, television point.

Dining Room

11'11 x 11'3 (3.63m x 3.43m)

Double glazed patio doors to the rear, radiator, coved and textured ceiling.

Study

9'2 x 7'7 (2.79m x 2.31m)

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

Sitting Room

11'11 x 11'6 (3.63m x 3.51m)

Double glazed leaded light window to the front, radiator, coved ceiling, opening to:-

Kitchen

20'10 x 10'8 (6.35m x 3.25m)

Double glazed patio doors to the rear, double glazed window to the rear, double glazed leaded light window to the front, fitted with a range of wall and base units with roll edge work-surfaces over, radiator, integrated fridge/freezer, integrated dishwasher, built in microwave, built in electric oven and hob with extractor over, tiled splash-backs, one and a half bowl stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, space for fridge/freezer, strip lighting.

Utility Room

9'9 x 7'4 (2.97m x 2.24m)

Double glazed leaded light window to the front, door to the side, base units with roll edge work surfaces over, tiled splash-backs, stainless steel single drainer sink unit, space for washing machine, space for tumble dryer, radiator, floor standing boiler, coved ceiling, access to the loft space.



Landing
Double glazed leaded light window to the front, radiator, coved and textured ceiling, access to the loft space with ladder, built in airing cupboard housing tank.

Bedroom One
15'11 x 12'3 (4.85m x 3.73m)
Double glazed window to the rear with views over open fields, radiator, built in wardrobes with hanging space and shelving, overhead storage cupboards, fitted dressing table and drawers, coved and textured ceiling.

En-Suite
Double glazed obscure leaded light window to the front, vanity wash hand basin, low level w.c, built in shower cubicle with shower over, ceiling spot lighting, radiator, tiled walls.

Bedroom Two
12'4 x 11'3 (3.76m x 3.43m)
Double glazed window to the rear, coved and textured ceiling, built in wardrobes with hanging space and shelving, fitted dressing table and drawers, views over open fields to the rear.

Bedroom Three
12'4 x 11'6 (3.76m x 3.51m)
Double glazed obscure window to the side, double glazed leaded light window to the front, radiator, built in wardrobes with hanging space and shelving, fitted dressing table with drawers, coved and textured ceiling.

Bedroom Four
8'10 x 7'7 (2.69m x 2.31m)
Double glazed window to the rear, radiator, coved and textured ceiling, views over open fields.

Family Bathroom
Double glazed obscure leaded light window to the front, low level w.c., vanity wash hand basin, corner bath with shower attachment over, built in shower cubicle with shower over, fully tiled walls, tiled flooring, heated towel rail.

Double Garage
Two electric up and over doors, door to the side, power and lighting, storage above.

Rear Garden
Enclosed by walling and fencing with views to the rear over open fields, path to all rear sides, paved patio area, steps leading to a further paved patio area, side access gate to both sides, door leading to the garage, planted borders, tap, lawned area, steps to gravelled area, lighting.

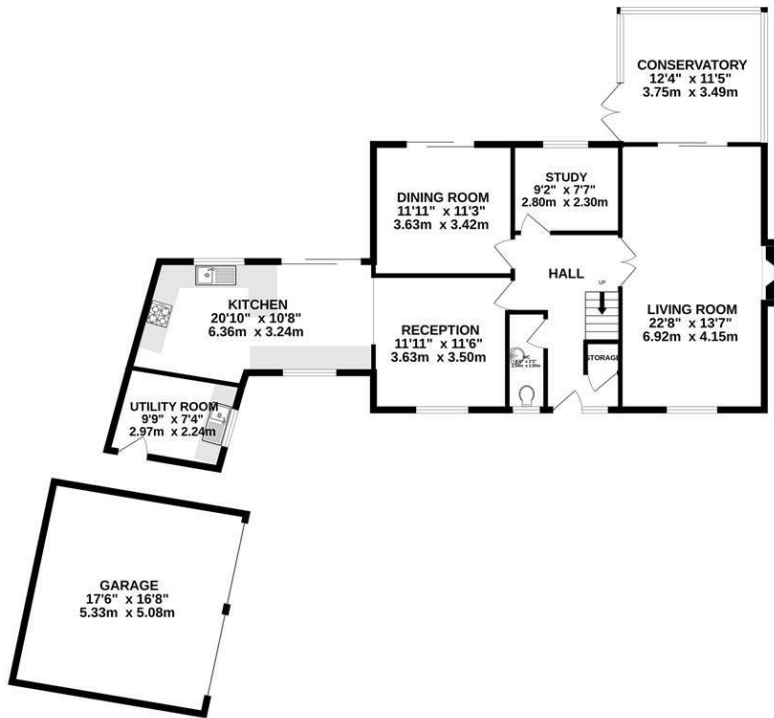
Front
Accessed via double gates, imprinted concrete driveway providing off street parking for several vehicles, covered storm porch, lighting, tap, side access to both sides.



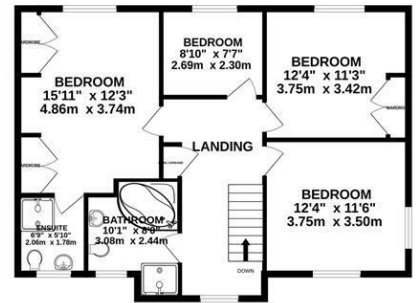
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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
1451 sq.ft. (134.8 sq.m.) approx.



1ST FLOOR
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 2232 sq.ft. (207.4 sq.m.) approx.
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