

**St. Saviours Rise,
Frampton Cotterell, Bristol, BS36 2TR**

PRICE: £550,000

Property Features

- **Detached Family Home**
- **4 Bedrooms**
- **Master with Dressing Area & Ensuite**
- **Cloakroom & Family Bathroom**
- **2 Seperate Reception Rooms**
- **Utility Room**
- **Family Bathroom**
- **Garage and Off Street Parking**
- **Excellent Condition Throughout**
- **MUST BE VIEWED**

Full Description

Welcome to St. Saviours Rise, Frampton Cotterell, Bristol - a charming location that could be the setting for your new home! This detached house boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

The property features a cloakroom and a utility room, adding to the practicality of the space. The excellent decorative condition of the house means you can move in and start enjoying your new home right away, without the hassle of renovations.

One of the highlights of this property is the dressing area in the master bedroom, offering a touch of luxury and convenience to your daily routine. With parking available for several vehicles, you won't have to worry about finding a spot after a long day.

Don't miss the opportunity to make this house your own and enjoy the peaceful surroundings of Frampton Cotterell. Book a viewing today and envision the life you could create in this wonderful property.

Entrance Hall

Front door. Stairs to first floor. Double radiators. Under stairs cupboard. Door to living room. Door to Dining room. Door to kitchen. Door to garage. Door to:

Cloakroom

White suite comprising - Low level W.C. Vanity unit with inset wash hand basin and cupboard under. Tiled splash back. Opaque double glazed window. Radiator.

Living Room

14'0" x 13'6" (4.27m x 4.13m)

Dual aspect. Double glazed bay window. feature fire surround with tiled insert and inset gas fire. Television point. Two double radiators.

Dining Room

9'6" x 9'5" (2.90m x 2.88m)

Garden aspect. Double glazed double opening doors to rear garden. Radiator.



Kitchen/Breakfast Room

11'6" x 9'5" (3.53m x 2.88m)

Garden aspect. range of worktop surfaces with inset one and a half bowl sink with mixer taps. Range of base level cupboards and drawers. Matching wall mounted cupboards. Inset 4 ring electric hob. Inset electric double oven with pan cupboards above and below. Integrated dish washer. Integrated fridge/freezer. Double radiator. Double glazed window. door to

Utility Room

Worktop surface. Base level cupboards and drawers. Wall mounted cupboards one housing gas fired 'Worcester' boiler for heating and hot water. Door to rear garden.

First Floor Landing

Access to roof space. Airing cupboard. Radiator. Doors to

Master Bedroom

13'6" x 12'4" (4.13m x 3.77m)

Dual aspect. Radiator. Double glazed window. Opening to:

Dressing Area

2 wall lengths of built in furniture comprising wardrobes with hanging space and shelving. Door to:

Ensuite Shower Room

Corner tiled shower cubicle with remote temperature controlled wall mounted shower and glass screen. Vanity unit with built in W.C. and inset wash hand basin. Heated towel rail. Opaque double glazed window.

Bedroom 2

11'3" x 8'10" (3.45m x 2.70m)

Garden aspect. Full wall length of built in wardrobe cupboards with hanging space and shelving. Radiator. Double glazed window.

Bedroom 3

9'11" x 9'7" (3.03m x 2.94m)

Front aspect. Radiator. Double glazed window.

Bedroom 4

9'5" x 9'3" (2.88m x 2.84m)

Garden aspect. Radiator. Double glazed window.

Family Bathroom

White suite comprising: Panel enclosed bath with remote temperature controlled wall mounted shower over. Low level W.C. Pedestal wash hand basin. Radiator. Opaque double glazed window.

Front Garden

Shaped lawn with graveled border. Driveway affording parking for several vehicles leading to:

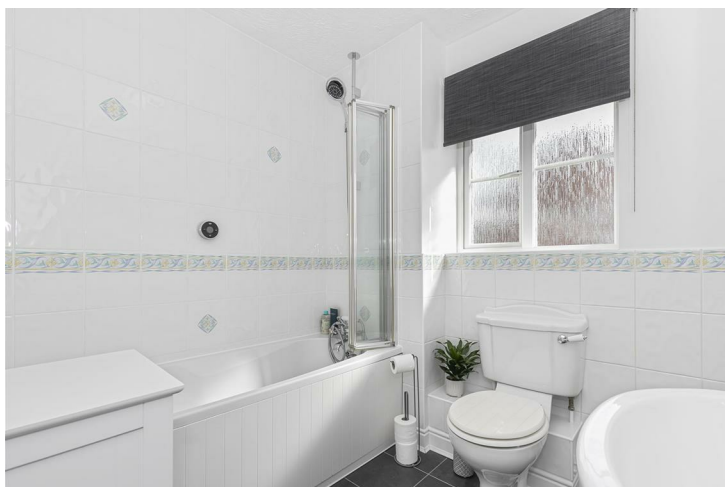
Garage

18'6" x 8'7" (5.64m x 2.64m)

Up and over door. Light and power. Door to rear garden.

Rear Garden

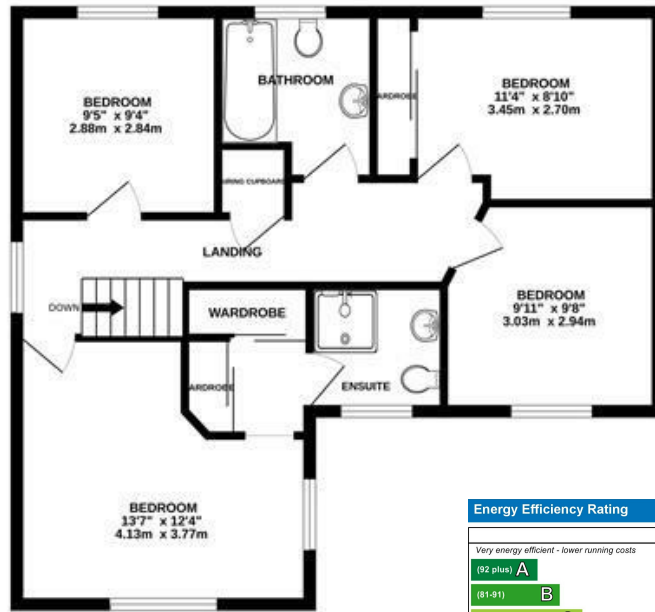
Paved patio with steps to lawn and well stocked flower and shrub borders. Summerhouse/shed. Side access. Outside tap. Outside lighting. Outside power point.



GROUND FLOOR



1ST FLOOR



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		71	81
	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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