



**Robel Avenue,
Frampton Cotterell, BS36 2BZ**

**PRICE: Asking Price
£650,000**

Property Features

- Detached Dormer Bungalow
- Four Double Bedrooms
- 25' Lounge/Dining Room
- Modern Fitted Kitchen
- Downstairs Bathroom
- En-Suite Bathroom to Main Bedroom
- Front & Rear Gardens
- Garage With Electric Door
- Immaculately Presented Throughout
- Early Viewing Recommended

Full Description

Entrance Porch

Composite entrance door, double glazed window to the front, radiator, engineered oak flooring,

Hallway

Engineered oak flooring, stairs rising to the first floor landing, radiator, central heating thermostat, ceiling spot lighting, smoke detector, under stairs storage cupboard housing electrical consumer box, digital central heating clock, mains pressure hot water storage cylinder and electric meter.

Lounge/Dining Room

26'2 x 12'9 (7.98m x 3.89m)

Double glazed windows over looking the front garden, double glazed window to the side, dressed stone fire surround and matching hearth with wood-burning stove, television point.

Kitchen

15'10 x 9'2 (4.83m x 2.79m)

Two double glazed windows to the side, double glazed window and composite door to the rear garden, fitted with a modern range of wall and base units with work-surfaces over, one and a half bowl single drainer sink unit with mixer tap over, built in double electric oven and induction hob with extractor over, integrated fridge. integrated freezer, integrated dishwasher, integrated washing machine, LVT flooring, smoke detector, radiator, underfloor heating.

Bedroom Three

11'9 x 11'8 (3.58m x 3.56m)

Double glazed windows to the side and rear, radiator.

Bedroom Four

11'8 x 11'1 (3.56m x 3.38m)

Double glazed window to the rear, radiator, engineered oak flooring.



Bathroom/Shower Room

8'4 x 8'2 (2.54m x 2.49m)

Double glazed obscure window to the side, panelled bath with mixer tap, pedestal wash hand basin, low level w.c., walk in shower cubicle with shower over, fully tiled walls, heated towel rail, ceiling spot lighting, extractor, LVT flooring, underfloor heating.

First Floor Landing

Fakro rooflight, door to boarded loft space with light, Worcester gas fired boiler supplying central heating and hot water.

Bedroom One

17'3 x 11'8 (5.26m x 3.56m)

Double glazed window to the rear, radiator, ceiling spot lighting, 'Hammonds' oak veneer fitted wardrobes with hanging space, shelving and drawers.

En-Suite Bathroom/Shower Room

Double glazed obscure window to the rear, side filling bath, built in shower cubicle with shower over, vanity wash hand basin, tiled walls, tiled flooring, under floor heating, low level lighting, chrome plated electric towel heater, extractor.

Bedroom Two

17 x 11'4 (5.18m x 3.45m)

Fakro window, ceiling spot lighting, two radiators, telephone point, door to walk in wardrobe with window, hanging rails and shelving.

Front Garden

Laid to lawn, low boundary wall, double timber five bar gates leading to brick paviour driveway and single detached garage, brick paviour pathways around the outside of the property, sensor operated external lighting.

Rear Garden

Mainly laid to lawn with brick paviour pathways, decking area to the rear with summer house, enclosed by fencing, side access to both sides, tap, decking area to the side.

Single Garage

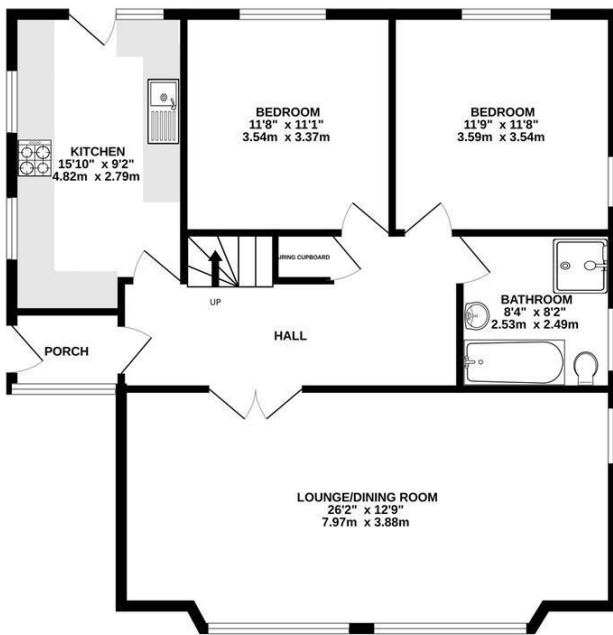
With electric up and over door, brick paviour to garage floor, power and lighting, overhead storage space, double glazed window to the rear.



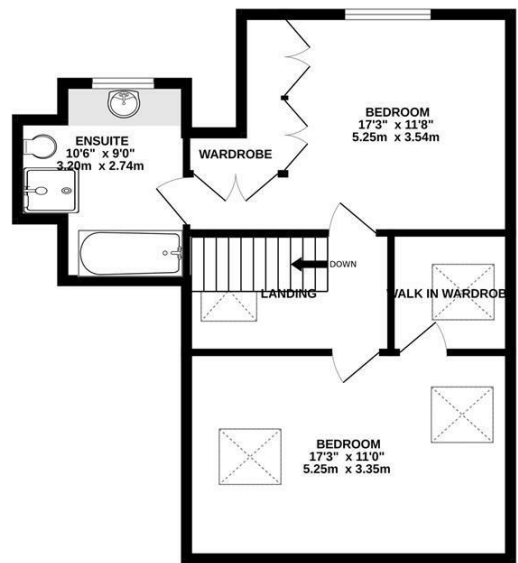
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
961 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1523 sq.ft. (141.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

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