



**Foxe Road,
Frampton Cotterell, BS36 2AE**

**PRICE: Offers Over
£450,000**

Property Features

- "Benson Dorma Bungalow"
- Three Bedrooms
- Popular Location
- Potentail For Further Deveploment Subject To PP
- Two Recepton Rooms
- No Onward Chain

Full Description

Welcome to this charming semi-detached "Benson Dormer Bungalow" located on Foxe Road in the delightful village of Frampton Cotterell close to a fantastic primary school, the property also has easy access to fantastic country walks along the Frome Valley walkway, this truly is a highly sought after location. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably.

Situated in a serene neighbourhood, this property offers a peaceful retreat from the hustle and bustle of city life. The quaint village of Frampton Cotterell provides a picturesque setting with its scenic surroundings and friendly community.

This lovely home is ideal for those seeking a blend of modern comfort and traditional charm. Don't miss the opportunity to make this house your own and enjoy the tranquil lifestyle that Foxe Road has to offer. Contact us today to arrange a viewing and step into your future home in Frampton Cotterell.

Entrance Hallway

Double glazed obscure window and door to hallway, radiator. Stairs rising to 1st floor landing and under stairs storage cupboard doors to;

Living Room

17'6" x 11'10" (5.35 x 3.61)

Double glazed windows to front, radiator open to dining room, woodburning stove and stripped wood flooring.

Dining Room

13'2" x 11'10" (4.03 x 3.61)

Double glazed patio doors to conservatory, radiator and open to kitchen



Kitchen

10'11" 8'11" (3.34 2.73)

Double glazed obscure door side, double glazed window overlooking garden. Kitchen comprises of a range of wall and base units with wood effect worksurface over, stainless steel sink with drainer and mixer tap, space for oven, space for dishwasher, space for washing machine, space for fridge freezer and tiled splashback.



Bathroom

8'0" x 7'5" (2.45 x 2.28)

Double glazed obscure window to side, suite comprising of a low-level WC, panelled bath with main shower over, part tiled walls,, vanity hand wash basin with mixer tap and tiled splashback. Radiator.



Reception/Bedroom 3

10'11" x 8'4" (3.34 x 2.56)

Double glazed window to front, radiator and wall mounted Worcester Bosch Combi boiler.

Landing

Doors to:

Master Bedroom

11'11" x 11'8" (3.64 x 3.57)

Double glazed window to front and radiator.

Bedroom 2

11'10" x 11'1" (3.63 x 3.39)

Double glazed window to rear and a radiator.

Bedroom 4

10'9" x 7'11" (3.28 x 2.42)

Roof window to side.



W/C

Pedestal hand wash basin and low level WC, Door to storage cupboard

Garage

With up and over door light and power.

Rear Garden

Enclosed by hedging and fencing, Mature shrubs. Southerly facing. Brick storage shed.

Frontage.

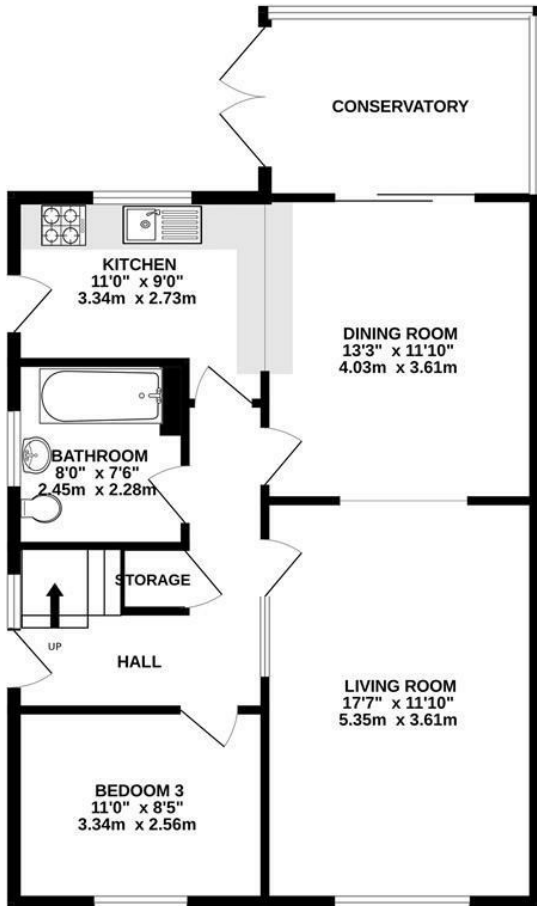
With mature shrubs and trees. Pathway leading to front door. Off street parking for two cars.



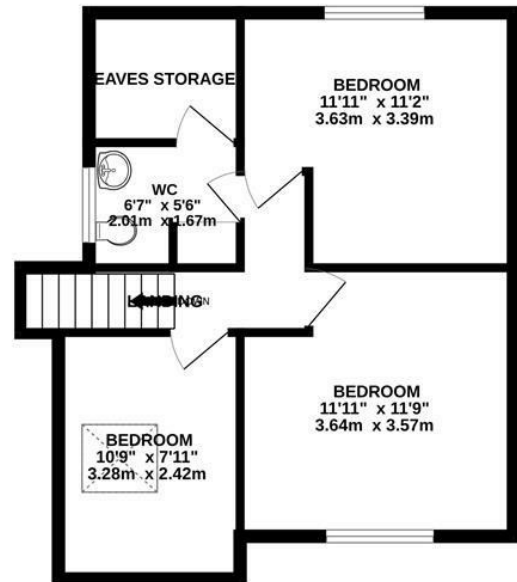
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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