



**Church Close,
Bristol, BS36 2BB**

**PRICE: Asking Price
£725,000**

Property Features

- Extended Detached Bungalow
- Three Double Bedrooms
- Kitchen/Dining Room
- Living Room
- Updated Shower Room & En-suite Shower Room
- Large Rear Gardens
- Double Garage
- Backing onto Woodland
- Sought After Cul-De-Sac
- Beautifully Presented Throughout



Full Description

Entrance Hallway

Tiled flooring, radiator, wall light point, built in storage cupboard with shelving, smoke detector, access to the loft space (with ladder and partially boarded).

Living Room

18'7 x 13'1 (5.66m x 3.99m)

Double glazed windows to the front and side, two wall light points, feature fireplace with gas fire, television point, coved ceiling, smoke detector.

Shower Room

11' x 6'3 (3.35m x 1.91m)

Double glazed obscure window to the side, walk in double shower cubicle with shower over, low level w.c., vanity wash hand basin, tiled walls and tiled flooring, heated towel rail, ceiling spot lighting, extractor, wall mounted cupboard.

Kitchen/Dining Room

17'1 x 13'1 (5.21m x 3.99m)

Double glazed windows to the rear and side, double glazed door to the side, fitted with a range of wall and base units with granite work-surfaces over and granite up-stands, built in storage cupboard housing boiler, integrated dishwasher, integrated washing machine, built in electric oven and built in microwave, integrated fridge/freezer, inset stainless steel sink with mixer tap over, induction hob with extractor over, wine rack, ceiling spot lighting, tiled flooring, coved ceiling, space for dining table, radiator.

Bedroom One

15'7 x 13'7 (4.75m x 4.14m)

Double glazed patio doors to the rear garden, radiator, television point, coved ceiling.



En-Suite Shower Room

13'7 x 9 (4.14m x 2.74m)

Double glazed obscure window to the rear, walk in double shower cubicle, low level w.c., vanity wash hand basin, radiator, tiled walls and tiled flooring, heated towel rail, ceiling spot lighting, extractor.

Bedroom Two

14'5 x 8'11 (4.39m x 2.72m)

Double glazed window to the front, radiator, coved ceiling.

Bedroom Three/Reception Room

13'7 x 10'1 (4.14m x 3.07m)

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

Conservatory

12'2 x 10'8 (3.71m x 3.25m)

Double glazed windows to the side and rear, double glazed French doors to the rear, tiled flooring, ceiling fan, wall light points television point.

Rear Garden

Large rear garden backing onto woodlands, mainly laid to lawn, large paved patio area to the rear and side, mature planted borders, mature shrubs and trees, pergola, side access, tap, door to the double garage.

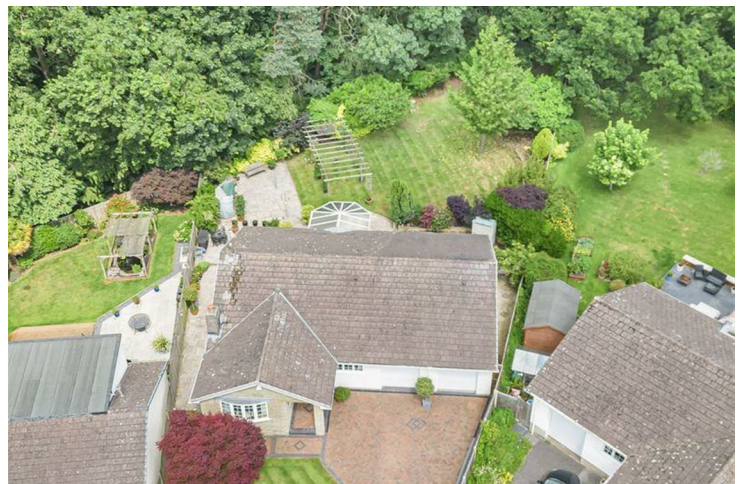
Double garage

19'7 x 17'11 (5.97m x 5.46m)

With two electric roller doors, door to the side leading to the rear garden, power and lighting, strip lighting, wall mounted fuse box.

Front

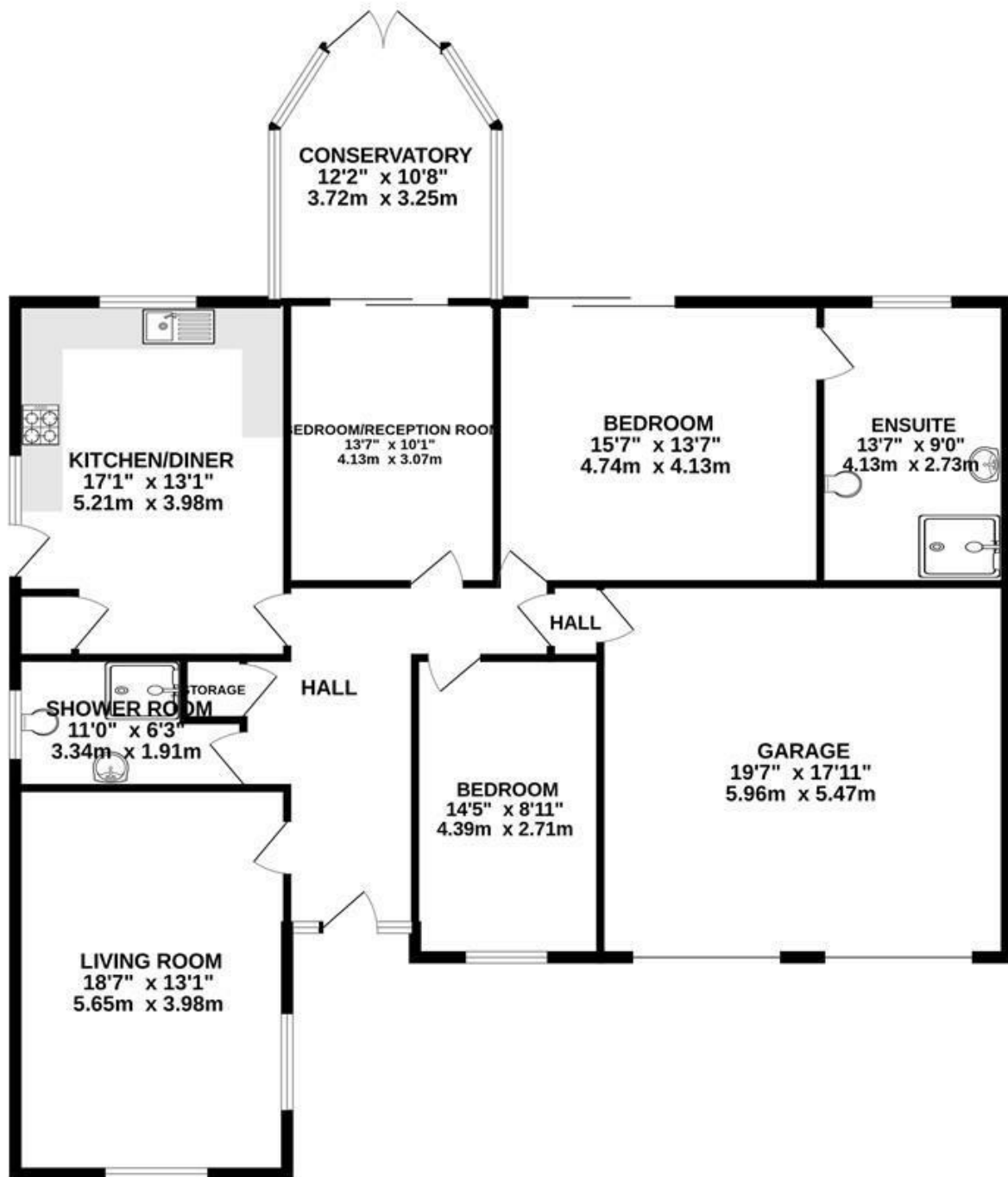
Large covered storm porch, block paved driveway providing off street parking for several vehicles, lawned area with mature planted border, mature acer tree, side access, lighting.



| 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
1750 sq.ft. (162.5 sq.m.) approx.



TOTAL FLOOR AREA: 1750 sq.ft. (162.5 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 and 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