



School Road,
Bristol, BS36 2DB

**Guide Price: Offers In
Excess Of £800,000**

Property Features

- Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms
- 19' Garden Room
- Kitchen & Utility Room
- Ensuite & Family Bathroom
- Plot Approaching Third of an Acre
- Private Rear Gardens
- No Chain
- **MUST BE VIEWED**

Full Description

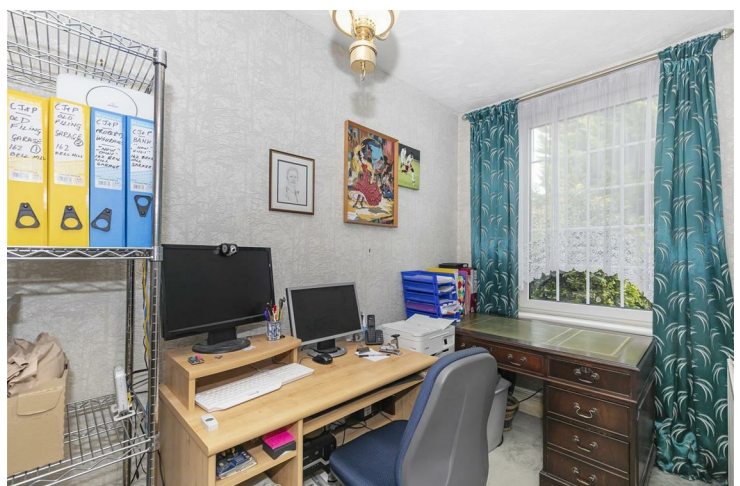
Nestled in the charming village of Frampton Cotterell, Bristol, this delightful detached house with fantastic kerb appeal on School Road offers a perfect blend of space, comfort, and convenience. Set on a generous plot of nearly a third of an acre, this property is ideal for families seeking a tranquil yet accessible location.

Upon entering, you will find three well-proportioned reception rooms complimented by a large garden room, providing ample space for both relaxation and entertaining. The layout is designed to accommodate modern living, ensuring that each room flows seamlessly into the next. With four spacious bedrooms, there is plenty of room for family members or guests, making it a perfect home for those who value both privacy and togetherness.

The property boasts two bathrooms, which is a significant advantage for busy households, ensuring that morning routines run smoothly. The large plot not only offers a beautiful outdoor space for children to play or for gardening enthusiasts to indulge their passion, but it also provides ample parking for numerous vehicles, a rare find in many properties today.

Situated in a popular location, this home is conveniently close to local amenities, schools, doctors and transport links, making it an excellent choice for families and professionals alike. Furthermore, the absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease.

In summary, this detached house on School Road is a wonderful opportunity for those looking for a spacious family home in a desirable area. With its generous living space, large plot, and convenient location, it is sure to attract considerable interest. Do not miss the chance to make this lovely property your own an early viewing is essential.



Entrance Hall

Door to dining room. Door to kitchen. Stairs to first floor. Door to:

Living Room

24'10" x 11'11"

Front aspect. Feature fire surround with marble effect hearth. Radiators. Double glazed windows. Door to:

Dining Room

19'4" x 15'2"

Garden aspect. Radiator. Double opening doors to garden room. Double glazed window. Door to:

Study

15'2" x 5'5"

Garden aspect. Radiator. Double glazed window.

Kitchen/Breakfast Room

15'2" x 10'6"

Garden aspect. Range of base level cupboards and drawers. Work top surfaces. Breakfast bar. Matching wall mounted cupboards. Inset double stainless steel sink with mixer taps. Inset electric hob. Built in double oven and microwave with pan cupboards above and below. Tiled walls. Under stairs storage cupboard. Door to rear garden. Door to Inner hall. Door to:

Utility Room

16'7" x 7'10"

Front aspect. Work top surfaces with cupboards and appliance space below. Wall mounted cupboards. Double glazed door with adjoining window to front.

Inner Hall.

Door to garden room. Door to:

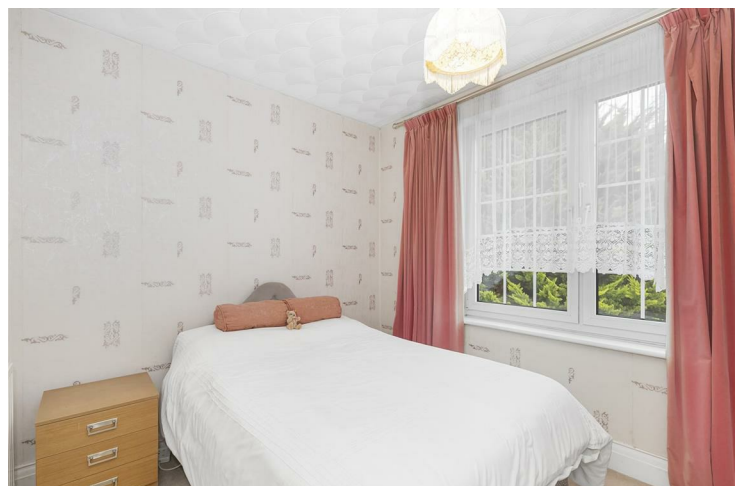
Cloakroom

Low level W.C. Wash hand basin. Double glazed opaque window.

Garden Room

19'8" x 17'0"

Garden aspect. Radiators. Double glazed sliding door to rear garden. Double glazed window.



Landing

Side aspect window. Doors to:

Master Bedroom

17'9" x 12'5"

Front aspect. Three double wardrobe cupboards with hanging space and shelving and blanket cupboards over. Radiator. Double glazed window. Door to:

En suite Bathroom

Five piece suite comprising - Corner bath. Tiled shower cubicle with glass screen and wall mounted shower. Low level W.C. Bidet. Pedestal wash hand basin. Opaque double glazed window.

Bedroom 2

13'1" x 12'5"

Front aspect. Two double wardrobe cupboards with hanging space and shelving and adjoining blanket cupboards. Radiator. Double glazed window.

Bedroom 3

12'5" x 9'4"

Garden aspect. One double and one single cupboard with hanging space and shelving. Radiator. Double glazed window.

Bedroom 4

7'8" x 7'4"

Front aspect. Radiator. Double glazed window.

Bathroom

Side aspect. Panel enclosed bath. Low level W.C. Low level W.C. Pedestal wash hand basin. Airing cupboard. Opaque double glazed window.

Front Garden

Central driveway affording parking for numerous vehicles. Shaped flower and shrub borders with mature trees and hedges. Side access to:

Rear Garden

Paved patio with steps down to lawn area. Pathway giving access to detached out house. Arch to further lawn area. The whole is enclosed by mature hedging and fencing. Mature fruit trees. Stocked flower and shrub borders.

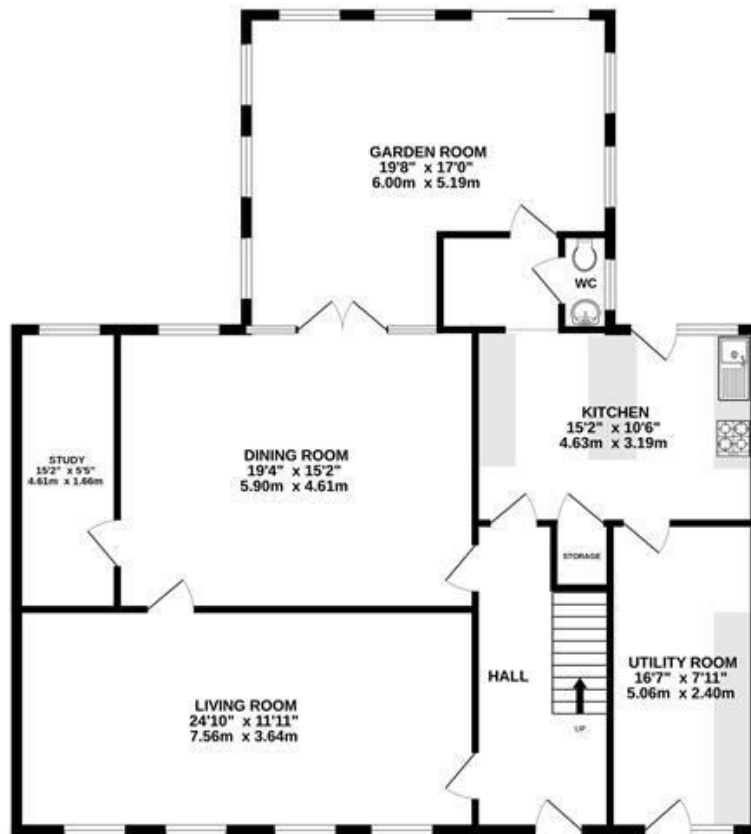


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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