

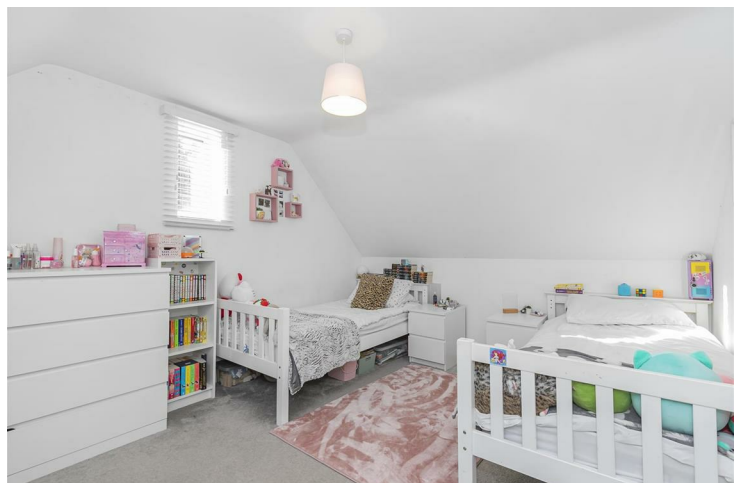


Old Gloucester Road,
Bristol, BS36 1RR

Guide Price: £750,000

Property Features

- Barn Conversion
- Popular Location
- 4 Bedrooms
- Living Room
- 30' kitchen/Family Room
- 2 En-suite Shower Rooms
- Family Bathroom
- Utility Room
- Fantastic views
- NO CHAIN



Full Description

This delightful converted barn offers a perfect blend of comfort and modern living. With four bedrooms, it is ideal for families or those seeking extra space for guests or a home office. The property boasts a well-appointed reception room, and 30' open plan kitchen/family room providing a welcoming area for relaxation and entertaining.

The three bathrooms ensure that there is ample convenience for all residents, making morning routines and hosting guests a breeze. The layout of the home is designed to maximise both space and functionality, catering to the needs of contemporary living with gorgeous views across Winterbourne.

Winterbourne is a picturesque area, known for its community spirit and proximity to local amenities. residents can enjoy easy access to shops, schools, and parks, making it an excellent choice for families. The surrounding countryside offers beautiful walks and outdoor activities, perfect for those who appreciate nature.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant and friendly neighbourhood. With its generous living space and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming residence your new home.

Open Plan Kitchen/Family Room

29'11" x 18'10"

Kitchen Area: Work top surface with inset stainless bowl sink with mixer tap and drainer. Range of base level cupboards and drawers. Matching wall mounted cupboards. Space for range cooker. Extractor canopy fan. Front aspect double glazed door and window. Under stairs cupboard. Stairs to first floor. Door to Utility Room. Door to Bedroom. Door to shower room. Door to:

Living Room

18'10" x 15'2"

dual aspect double glazed doors to garden. Cast iron feature wood burner with flue. Television point.

Utility Room

Worktop surface with inset single drainer stainless steel sink unit with appliance space under.

Bedroom/Study

16'8" x 9'0"

Front aspect double glazed window.

Shower Room

Jack and Jill door. Tiled shower cubicle with wall mounted shower. Low Level W.C. Wall mounted wash hand basin

First Floor Landing

Two storage cupboards. Doors to:

Master Bedroom

16'3" x 12'10"

Garden aspect 'velux' balcony window. Radiator. Door to ensuite shower room.

Walk in Wardrobe

Tiled shower with wall mounted shower. vanity unit with inset wash hand basin. Low level W.C. Double glazed window.

Ensuite Shower Room

Bedroom 2

17'0" x 14'0"

Side aspect double glazed window. Radiator. Built in double wardrobe cupboard.

Bedroom 3

13'1" x 7'5"

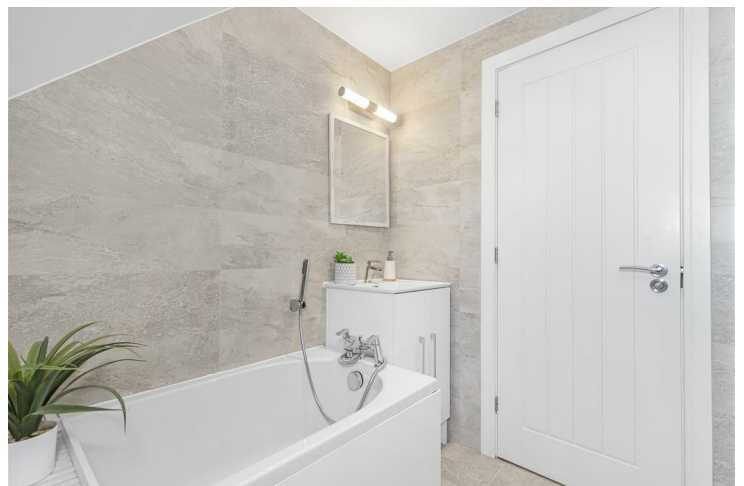
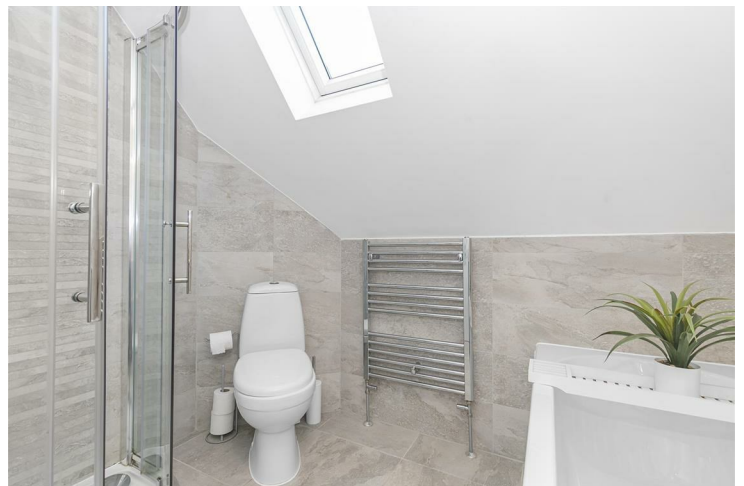
'Velux' Window. Radiator.

Family Bathroom

Suite comprising: Panel enclosed bath with mixer tap and shower attachment. Tiled shower cubicle with wall mounted shower. Low level W.C. Vanity unit with inset wash hand basin. Heated towel rail.

Outside Gardens

Gated entrance giving hardstanding for several vehicles. Paved patio and pathway. lawn with superb views. Outbuilding with double opening doors.

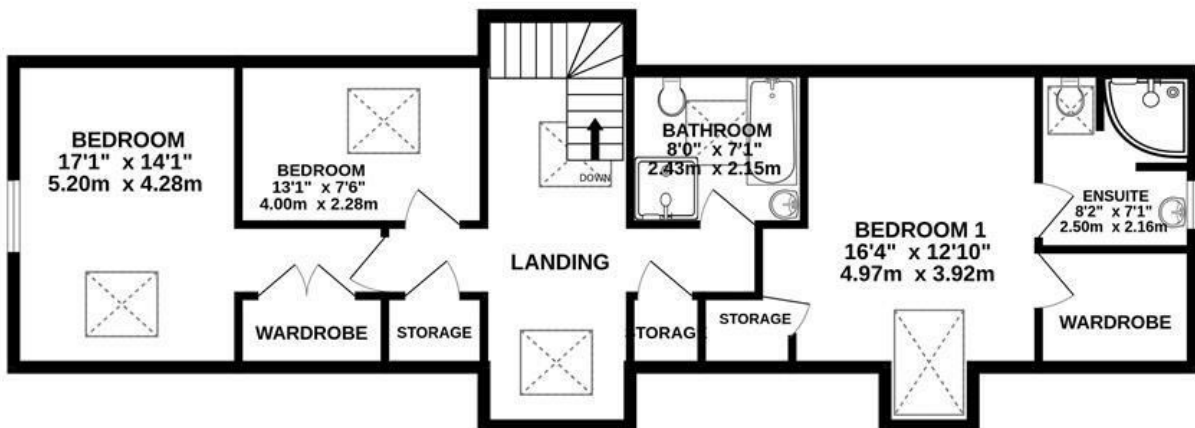




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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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