



**Langthorn Close,
BRISTOL, BS36 2JH**

PRICE: £525,000

Property Features

- Open Plan Living
- Extended Detached Home
- En-suite & Cloakroom
- Beautifully Presented
- Four Bedrooms
- Garage & Parking
- Cul De Sac Location



Full Description

HALLWAY

Double glazed door to hallway, radiator, stairs rising to first floor landing and door to:

LIVING ROOM

18'11" x 14'9" (5.77 x 4.5)

Double glazed window to front, radiator and sliding door to:

KITCHEN/DINING/FAMILY ROOM

22'1" x 15'1" (6.73 x 4.6)

Double glazed window and sliding door to garden, one electrically operated Velux window. A range of wall and base units with quartz work top over. Sink with drainer and mixer tap, space for fridge freezer, space for dishwasher. Integrated appliances include double oven, induction hob with downdraft extractor and microwave. Spot lights and tiled floor. Radiator. Under floor heating.

UTILITY ROOM

10'0" x 8'11" (3.05 x 2.72)

Double glazed door to rear, wall and base units with worktop over. One and a half bowl sink with drainer. Space for fridge freezer space washing machine and space for tumble dryer. Spotlights, radiator and extractor. under floor heating. Door to:

CLOAKROOM

Low level w/c, vanity hand wash basin with mixer tap and towel radiator. Under floor heating.

LANDING

With loft access, study area and doors to;

MASTER BEDROOM

14'1" x 11'2" (4.29 x 3.4)

Double glazed window to front, radiator and door to:



ENSUITE

7'10" x 7'2" (2.39 x 2.18)

Double glazed obscure window to front, suite comprising of a paneled bath with mixer tap and shower attachment, shower cubicle with mains shower, vanity hand wash basin with mixer tap. Low level w/c and towel radiator. Spotlights.

BEDROOM 2

14'5" x 8'5" (4.39 x 2.57)

Double glazed window to front and radiator.

BEDROOM 3

11'4" x 9'3" (3.45 x 2.82)

Double glazed window to rear and radiator.

BEDROOM 4

9'6" x 8'5" (2.9 x 2.57)

Double glazed window to rear and radiator.

BATHROOM

White suite comprising of low level W/C, vanity unit with inset hand wash basin and mixer tap over, panelled bath with mains shower over, radiator and part tiled walls.

GARAGE

Up and over garage door with light, power and wall mounted combi boiler

GARDEN

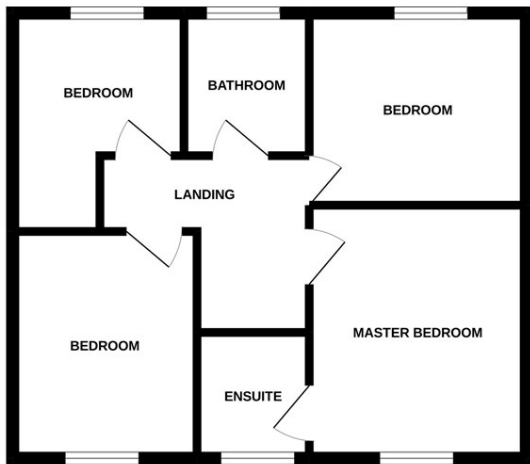
Enclosed by wall and fencing, mainly laid to lawn, with a large patio and side access.



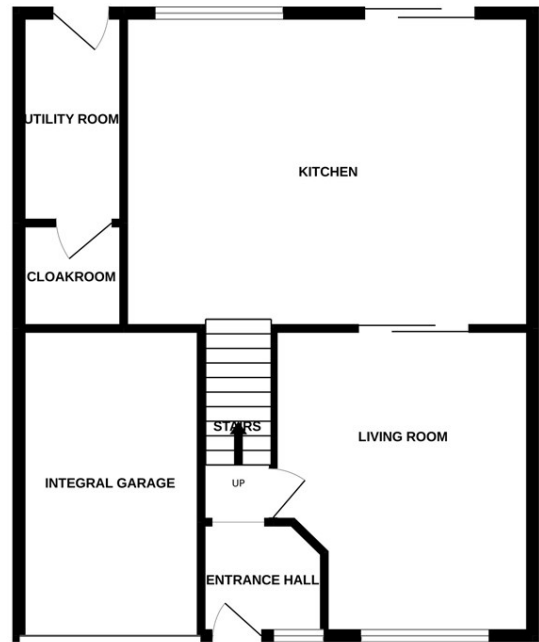
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

1ST FLOOR



GROUND FLOOR



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 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