



**School Road,
Frampton Cotterell, BS36 2DB**

**PRICE: Asking Price
£775,000**

Property Features

- 1920's Detached Home
- Beautifully Modernised
- Four Bedrooms
- Living Room with Wood Burning Stove
- Dining Room With Open Fire
- Open Plan Kitchen/Dining Room
- Bathroom & Shower Room
- Garden Room With Potential Annexe
- Garage & Driveway
- Front and Rear Gardens

Full Description

Entrance Hall

Entrance via composite door with obscure glazed inset to entrance hall, stairs to first floor accommodation, spot lighting, double radiator, tiled flooring, under stairs cupboard, doors to all ground floor accommodation.

Living Room

17'1 x 12'1 (5.21m x 3.68m)

UPVC double glazed leaded glass window to front aspect, oak flooring, feature fire place with wood burning stove and oak mantle over, 2 double radiators.

Dining Room

14'1 x 12'0 (4.29m x 3.66m)

UPVC double glazed leaded bay window to front aspect, UPVC double, leaded window to side aspect, feature open fireplace with slate hearth, double radiator.

Cloakroom

5'8" x 3'3" (1.73 x 1.00)

WC, wash hand basin with vanity unit under, pebble tiled effect flooring, extractor fan, spot lighting.

Kitchen

16'6 x 13'6 (5.03m x 4.11m)

Glazed double doors to kitchen, UPVC double glazed leaded window to side aspect, aluminium bi fold doors leading to the rear garden, range of fitted wall and base units with quartz work surfaces over, Belfast sink unit with mixer tap, built in ceramic hob with cooker hood over, integral fridge and dishwasher, built in Gorenje double oven, under floor heating with limestone tile floor, spot lighting, door to -

Utility Room

9'2 x 7'8 (2.79m x 2.34m)

UPVC double glazed leaded window to rear aspect, wall and base units, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, extractor fan, spot lighting, double radiator.

Landing

UPVC Double glazed leaded window to side aspect, access to loft space, spot lighting, doors to all first floor accommodation.



Bedroom 1
13'5 x 12'0 (4.09m x 3.66m)
UPVC double glazed leaded window to front aspect, built in triple wardrobes providing shelving and hanging space, built in book case, double radiator.

Bedroom 2
13'6 x 8'11 (4.11m x 2.72m)
UPVC double glazed leaded window to rear aspect, spot lighting, built in double wardrobes providing shelving and hanging space.

Bedroom 3
12'1 x 9'11 (3.68m x 3.02m)
UPVC double glazed leaded light window to front aspect, double radiator.

Bedroom 4
11'2 8'2 (3.40m x 2.49m)
UPVC double glazed leaded window to rear aspect, spot lighting, double radiator, built in cupboard housing central heating boiler.

Shower Room
Built in fully tiled shower cubicle with rain shower, wash hand basin with vanity unit under, extractor fan.

Bathroom
9'1 x 7'8 (2.77m x 2.34m)
UPVC double glazed leaded window to rear aspect, feature panelling to walls, white suite comprising panelled bath, WC, pedestal wash hand basin, walk in shower with Gainsborough shower, feature LED mood lighting, extractor fan.

Garden Room
16'10 x 9'2 (5.13m x 2.79m)
UPVC double glazed leaded window to rear aspect, French doors onto patio, laminate flooring, wall units, mezzanine with potential for futon bed style sleeping, spot lighting door to

Shower Room
9'2 x 3'9 (2.79m x 1.14m)
Fully tiled walk in shower, sink unit with Triton water heater, sensor light, extractor fan, laminate floor.

Garage
Timber frame construction, power and light, electric roller door, consumer unit providing power to the garage and garden room.

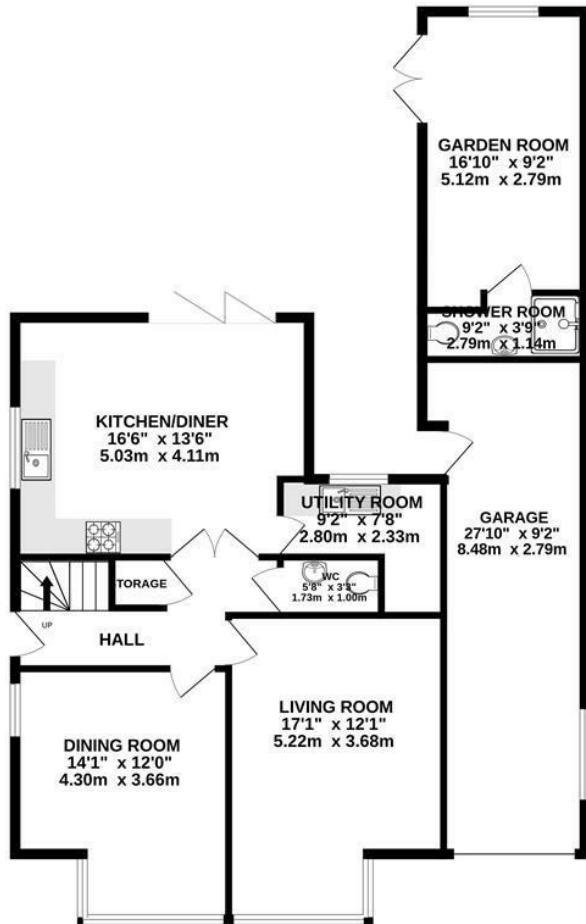
Rear Garden
Beautiful landscaped mature garden, laid to lawn with well stocked raised shrub borders, patio area with pathway leading to the end of the garden and gate providing access to front garden and driveway. Mature trees and shrubs, ornamental pond with water feature.



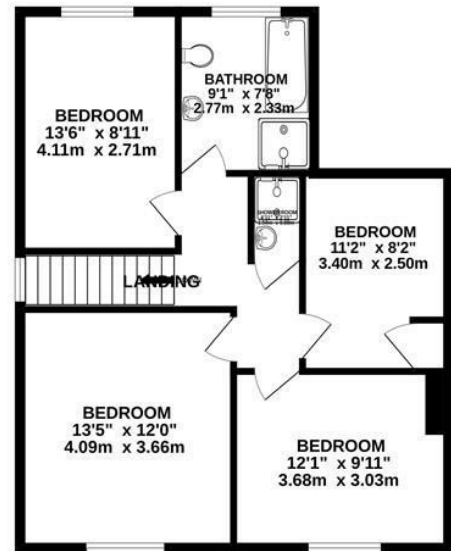
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

GROUND FLOOR
1121 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 and 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