



**Park Leaze,  
Bristol, BS36 2UE**

**PRICE: £445,000**



## Property Features

- Detached Home
- Four Bedrooms
- En -Suite & Cloakroom
- High Specification Home
- No Onward Chain
- Good Sized Garden

## Full Description

Nestled in the charming area of Park Leaze, Coalpit Heath, Bristol, this delightful detached home offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a serene home environment.

The layout is thoughtfully designed to maximise both space and natural light, creating a warm and welcoming atmosphere throughout. For those with vehicles, the property boasts parking for up to three cars, a valuable asset in this desirable location. The surrounding area is known for its community spirit and offers a range of local amenities, making it an excellent choice for families and professionals alike.

This property presents a wonderful opportunity to create lasting memories in a peaceful setting while still being within easy reach of Bristol's vibrant city life. Whether you are looking to settle down or invest, this home in Coalpit Heath is not to be missed.

### Hallway

Door to the front aspect with obscure double glazed window, double glazed window to the side aspect, smoke alarm, stairs leading to the first floor, cupboard with a wall mounted consumer unit and fibre broad band connection, finished with luxury vinyl flooring.

### Living Room

15'4" x 11'0" (4.68m x 3.36m )

Double glazed window to the front aspect, fitted ceiling speakers, radiator, television and network points.

### Kitchen/Diner

19'0" x 9'7" (5.8m x 2.93m)

Double glazed French doors and Window to the rear aspect, recessed spot lights, a range of wall and base units with laminate work surfaces and splash backs, stainless steel sink unit with mixer tap. There is a range of fitted appliances including a four ring induction hob with extractor hood over, electric oven, dishwasher and fridge freezer. There is a wall mounted Ideal boiler behind a cabinet, radiator and luxury vinyl flooring.

### Cloak Room

Extractor fan, low level WC, pedestal wash hand basin, radiator and luxury vinyl flooring.

### Utility Room

Double glazed window to the side aspect, extractor fan, laminate work top, space for a washing machine and tumble dryer under, radiator and luxury vinyl flooring.



**Landing**  
Double glazed window to the side aspect, smoke alarm, radiator , cupboard housing the main frame computer smart hub that runs the IT, lights, speakers in the house, and a loft hatch with partial boarding

**Master Bedroom**  
10'11" x 10'0" (3.35m x 3.06m )  
Double glazed window to the front aspect, recessed ceiling speaker, radiator and television aerial.

**En-suite**  
7'1" x 5'8" (2.16m x 1.75m)  
Extractor fan, recessed spot lights, shaving socket, radiator and luxury vinyl flooring. There is a three piece suite comprising a double shower cubicle with electric shower, pedestal wash hand basin and a low level WC.

**Bedroom 2**  
10'3" x 10'0" (3.13m x 3.06m)  
Double glazed window to the rear aspect, recessed ceiling speaker, radiator and television aerial.

**Bedroom 3**  
10'3" max x 8'11" (3.14m max x 2.74m)  
Double glazed window to the front aspect, recessed ceiling speaker and a radiator.

**Bedroom 4**  
9'0" x 6'7" (2.76m x 2.03m )  
Double glazed window to the rear aspect, recessed ceiling speaker and a radiator.

**Bathroom**  
Obscure double glazed window to the side aspect, extractor fan, recessed spot lights and ceiling speaker, partially tiled walls, radiator and luxury vinyl flooring. There is a three piece suite comprising a bath with mixer shower over and folding glass shower screen, pedestal wash ahnd basin and a low level WC.

**Garden**  
Enclosed by boundaries of wall and wooden fencing with a side access gate. There main area is laid to artificial lawn with a raised planting bed and out side tap plus power socket. Then you step down to the back garden which has slate patio tiles with raised wooden beds around plus a wooden frame over. There is also a Pizza Oven here, outside lights and power.

**Garage**  
21'1" x 10'9" (6.45m x 3.3m )  
A detached garage to the side of the rear garden with an up and over door to the front, eaves storage with boarding, power and light.

**Frontage**  
Laid to lawn with a border of shrubs, a pathway and outside light. Laid to Tarmacadam and can accommodate three cars.

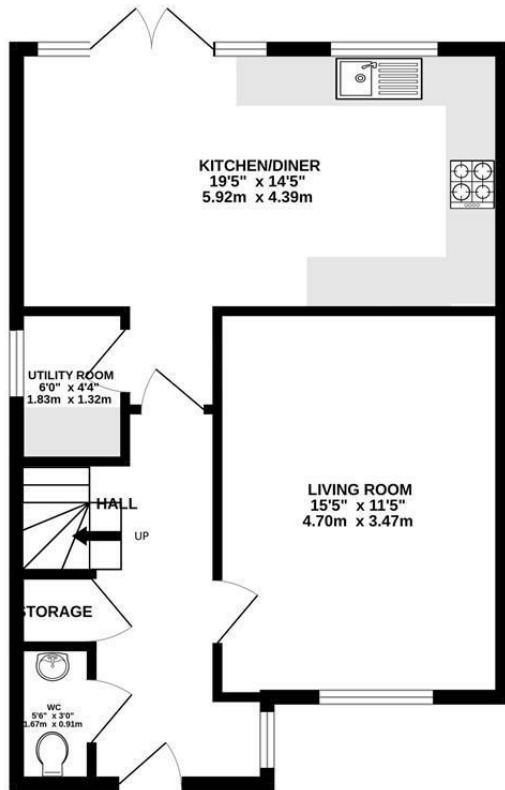
There is a management company Pinnacle that look after the estate and incurs a charge. The seller currently pays £120.00 every six months.



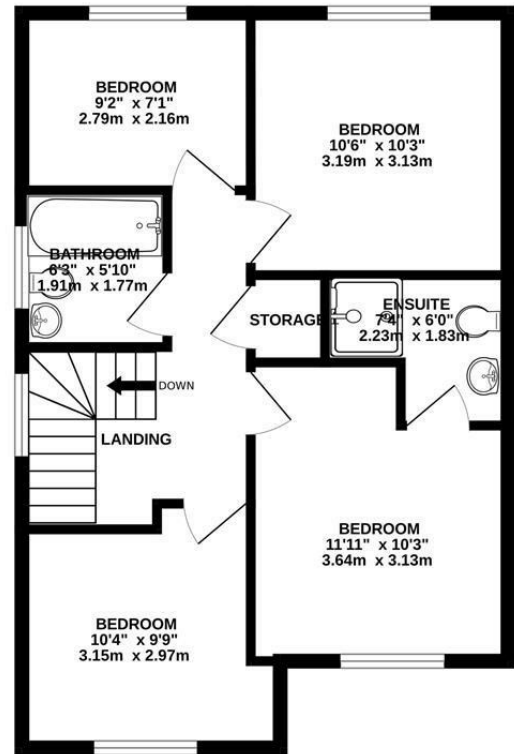
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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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