

**Dragon Road,
Winterbourne, BS36 1BQ**

**PRICE: Asking Price
£550,000**

Property Features

- Attractive & Spacious Period Property
- Accommodation over Three Floors
- Five Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & W.C.
- Family Bathroom plus Shower Room & Master En-Suite
- Large Enclosed Rear Garden
- Off Street Parking
- No Onward Chain

Full Description

Entrance Hall

Flagstone flooring radiator with cover, under stairs storage cupboard, coved ceiling, wall light point, smoke detector, feature brick arch to kitchen.

Living Room

14'3 x 12'6 (4.34m x 3.81m)

Double glazed sash window to the front with working original shutters, radiator, engineered wood flooring, ceiling spot lighting, coved ceiling.

Sitting Room

13'9 x 11'5 (4.19m x 3.48m)

Feature fireplace with wood burning stove, engineered wood flooring, coved ceiling, television point, radiator, ceiling spot lighting.

Kitchen/Breakfast Room

14'4 x 13'8 (4.37m x 4.17m)

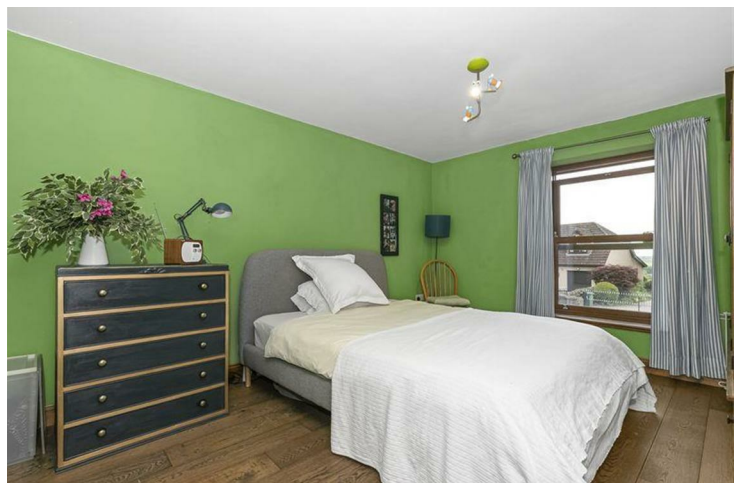
Double glazed sash window to the rear, door to the rear garden, fitted with a range of base units with work-surfaces over, tiled splash-backs, space for 'Range' style cooker with extractor over, space for dishwasher, stainless steel double bowl single drainer sink unit with mixer tap over, space for 'american' style Fridge/freezer, space for dining table, wall mounted boiler, tall radiator, built in dresser with shelving and drawers, tiled flooring, smoke detector, coved ceiling.

Utility Room

Space for washing machine, space for fridge, built in storage cupboard, space for tumble dryer, stainless steel single drainer single drainer sink unit with mixer tap over, double glazed door to the rear, stained glass double doors leading to the living room/sitting room.

Cloakroom

Double glazed obscure window to the rear, tiled flooring, low level w.c.



Landing

Double glazed window to the rear, radiator.

Bedroom One

14'3 x 12'6 (4.34m x 3.81m)

Double glazed sash window to the front, radiator, engineered wood flooring.

En-Suite Shower Room

Walk in shower area with shower over, Velux window, low level w.c., wash hand basin, heated towel rail, built in storage cupboard, extractor fan, slate flooring.

Bedroom Two

12'6 x 11'1 (3.81m x 3.38m)

Double glazed sash window to the front, radiator, engineered wood flooring, built in shelving.

Bedroom Three

11'5 x 7'9 (3.48m x 2.36m)

Double glazed sash window to the rear, radiator, engineered wood flooring.

Second Floor Landing

With recess hanging area. and storage behind, wall light points,

Bedroom Four

13' x 11'6 (3.96m x 3.51m)

Double glazed window to the front, double glazed Velux window to the rear, radiator, eaves storage space, radiator, engineered wood flooring.

Bedroom Five

13 x 11'4 (3.96m x 3.45m)

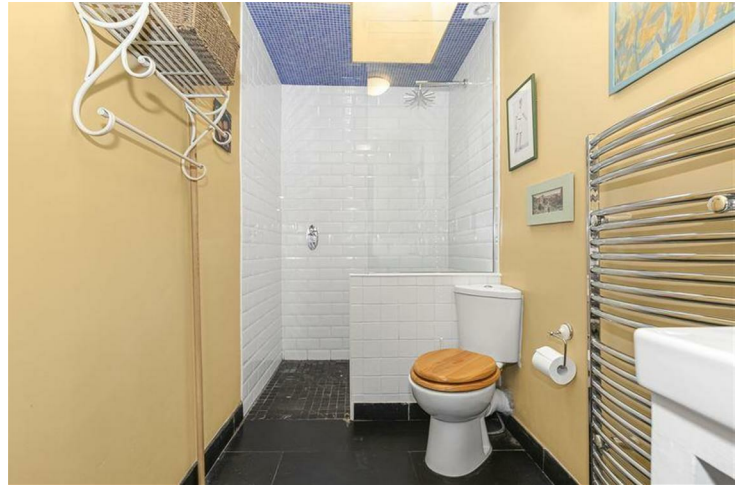
Double glazed window to the front, double glazed Velux window to the rear, engineered wood flooring, radiator, eaves storage area.

Shower Room

Built in shower cubicle with shower over, low level w.c., vanity wash hand basin, tiled flooring.

Rear Garden

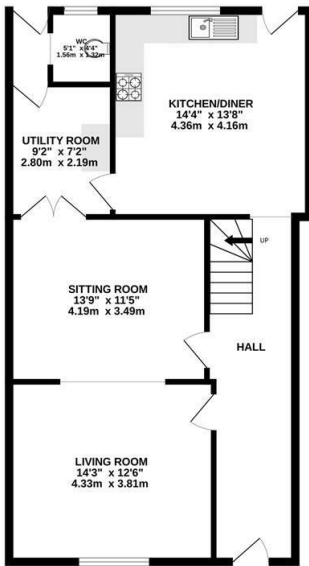
Paved patio area, covered area for storage/drying, gravelled area, enclosed by stone walling and fencing, lawned area, path to the rear, raised planted borders, storage shed to the rear, rear access gate, raised vegetable beds, lighting, feature brick wall with historic doorway, mature oaktree, tap.



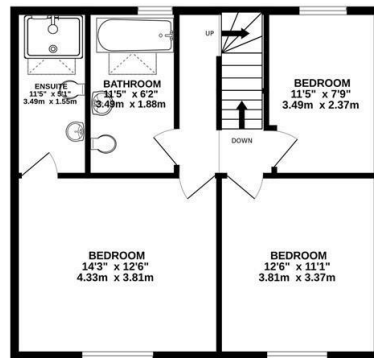
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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