



**Frome Way,
Bristol, BS36 1EG**

**PRICE: Offers In
Excess Of £500,000**

Property Features

- Extended Semi Detached House
- Four Bedrooms
- Lounge
- Open Plan Kitchen/Dining Room
- Cloakroom
- Bathroom & Shower Room
- Two Garages
- Large Established Rear Garden
- Cul De Sac Location
- No Onward Chain

Full Description

Porch

Laminate flooring, textured ceiling, door to the hallway.

Entrance Hallway

Double glazed window to the side, laminate flooring, stairs rising to the first floor landing, under stairs storage cupboard, coved and textured ceiling, smoke detector.

Living Room

13'5 x 12'4 (4.09m x 3.76m)

Double glazed window to the front, radiator, coved and textured ceiling, feature fireplace, laminate flooring.

Dining/Family Room

18'8 x 10'1 (5.69m x 3.07m)

Double glazed patio doors to the rear garden, two radiators, textured ceiling, built in display cabinet, open to:-

Kitchen

14'11 x 9'4 (4.55m x 2.84m)

Two double glazed windows to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, built in double electric oven and induction hob with extractor over, integrated dishwasher, one and a half bowl single drainer sink unit with mixer tap over, tiled splash-backs, integrated fridge/freezer, space for washing machine, tall radiator, tiled flooring, ceiling spot lighting, door to the garage, side door to the rear garden.

Cloakroom

Double glazed obscure windows to the side and rear, heated towel rail, low level w.c., vanity wash hand basin, textured ceiling, part tiled walls.

Landing

Two access's to the loft space (one part boarded with ladder and lighting), smoke detector.

Shower Room

Built in shower cubicle with shower over, extractor.



Bedroom One
14'7 x 11 (4.45m x 3.35m)
Double glazed window to the front, radiator, textured ceiling, coved and textured ceiling.

Bedroom Two
16'5 x 11'3 (5.00m x 3.43m)
Double glazed windows to the front and rear, coved and textured ceiling, two radiators.

Bedroom Three
11' x 8'11 (3.35m x 2.72m)
Double glazed window to the rear, radiator, built in storage cupboard housing boiler, coved and textured ceiling.

Bedroom Four
9'3 x 7'8 (2.82m x 2.34m)
Double glazed window to the front, radiator, coved and textured ceiling.

Bathroom
Double glazed obscure window to the rear, panelled bath with shower attachment over, low level w.c., vanity wash hand basin, heated towel rail, part tiled walls, wall mounted mirror cupboard with light and shaver point, textured ceiling.

Integral Garage
With electric roller power and lighting, double glazed window to the side, strip lighting, power.


Detached Garage
With up and over door, power and lighting, two windows to the rear and two to the side, door to the garden.

Rear Garden
Large established rear garden, paved patio area, lawned area, mature planted borders with a range of shrubs and trees, vegetable garden area, various fruit trees including apple, cherry, pear, plum and grape vine. Gravelled borders, path way around the garden, summer house, 4 water butts, greenhouse, side access.

Front
Lawned area with planted borders, raised planted borders with mature shrubs, block paved area proving off street parking for several vehicles, side access gate, lighting.

Garden Conservatory
Double glazed windows to the front side and rear, door to the rear garden, power and lighting.

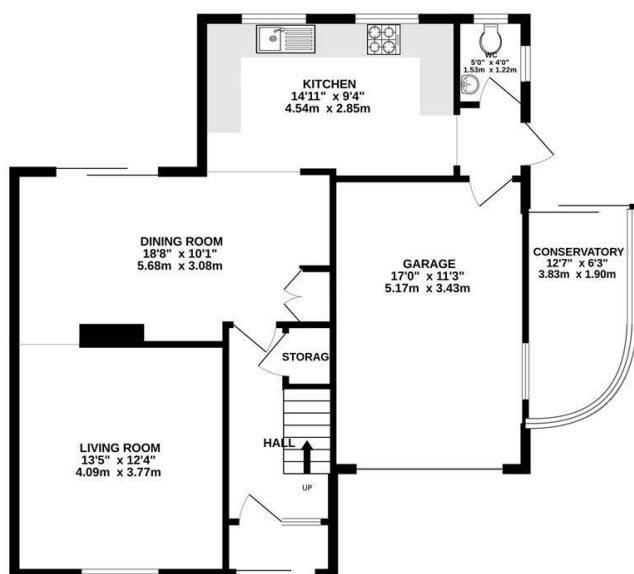


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	
England & Wales		
EU Directive 2002/91/EC		

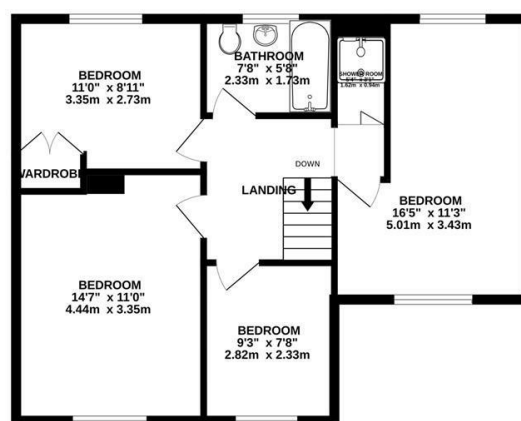
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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 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