



**Heath Close,
Winterbourne, BS36 1LQ**

PRICE: £575,000

Property Features

- **Exended Family Home**
- **Kitchen/Breakfast Room**
- **Lounge/Dining Room**
- **Garden Room**
- **Downstairs Shower Room**
- **4 Double Bedrooms**
- **UPVC Double Glazing**
- **Garage with Electric Roller Door**
- **Front & Rear Gardens**
- **Home Office With Power & Light**

Full Description

This detached 4 bedroom property presents a wonderful opportunity for those seeking a peaceful yet accessible lifestyle in Winterbourne. With its generous extended living space including separate work from home garden office, convenient location, and charming garden, it is sure to appeal to families and professionals alike. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Entrance via UPVC double glazed georgian style door with matching side panel to entrance hall, parquet flooring, double radiator, stairs to first floor accommodation, under stairs cupboard providing storage, doors to -

Shower Room

7'4 x 6'4 (2.24m x 1.93m)

Obscure UPVC double glazed window to front aspect, walk in shower cubicle with Mira shower, WC, part tiled walls, extractor fan.

Garden Room

12'11 x 11'9 (3.94m x 3.58m)

UPVC double glazed French doors to rear garden, built in dresser, radiator, doors to lounge and kitchen.

Kitchen/Breakfast Room

20'6 x 9'1 (6.25m x 2.77m)

UPVC double glazed window to side aspect, range of fitted wall and base units with work surfaces over, Range Master cooker with Baumatic cooker hood over, tiled splash backs, plumbing for washing machine and dishwasher, wall mounted heater, 1.5 sink unit with mixer tap over, door to integral garage and archway to -

Utility Room

9'11 x 4'1 (3.02m x 1.24m)

Obscure UPVC double glazed door to rear garden, wall and base units with stainless steel sink unit with mixer tap, plumbing for washing machine.



Lounge/Dining Room
23'10 x 13'0 (7.26m x 3.96m)
UPVC double glazed bow window to front aspect, parquet flooring, feature fire place with Mister surround and gas coal effect fire inset, coving, UPVC double glazed French doors to rear garden, 2 double radiators.

Landing
Access to loft space with pull down ladder, cupboard housing Worcester central heating boiler, UPVC double glazed window to side aspect, doors to all first floor accommodation.

Bedroom 1
14'2 x 10'4 (4.32m x 3.15m)
UPVC double glazed window to front aspect, double radiator, built in cupboard providing hanging rail.

Bedroom 2
12'4 x 10'3 (3.76m x 3.12m)
UPVC double glazed window to rear aspect, double radiator, coving, built in cupboard providing hanging space.

Bedroom 3
11'0 x 10'4 (3.35m x 3.15m)
UPVC double glazed window to front aspect, double radiator, coving, built in wardrobe providing hanging.

Bedroom 4
10'3 x 7'0 (3.12m x 2.13m)
UPVC double glazed window to rear aspect, double radiator, coving, built in double wardrobe providing shelving and hanging.

Bathroom
7'4 x 5'10 (2.24m x 1.78m)
UPVC obscure double glazed window to rear aspect, white suite comprising panelled bath with shower over, WC, pedestal wash hand basin, fully tiled walls, wall light point, double radiator.

Rear Garden
Mainly laid to lawn with established trees and shrub borders, patio area, outside power socket, light and tap, storage shed. Further home office with power and light.

Front Garden
Shrub borders with established trees, driveway providing off street parking for several cars, side gate to rear garden.

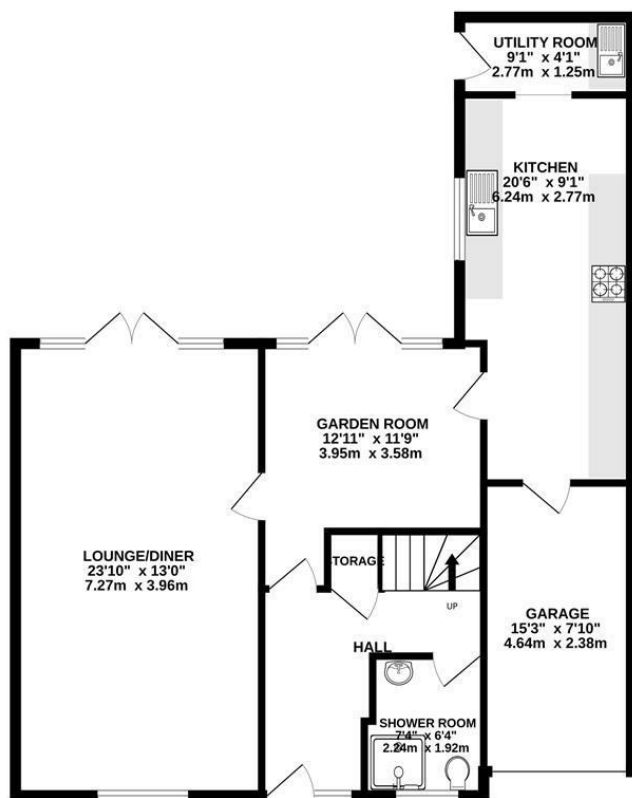
Garage
15'3 x 7'10 (4.65m x 2.39m)
Power and light, personal door to kitchen, electric roller door.



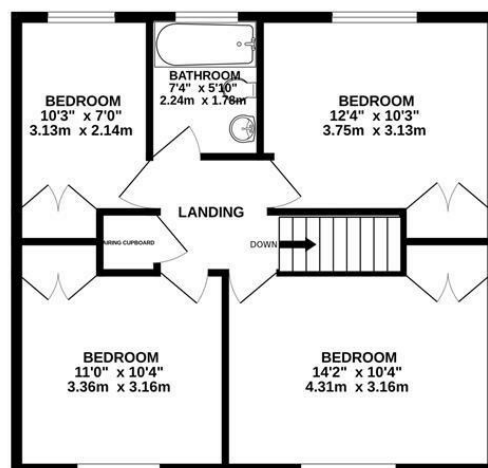
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales	EU Directive 2002/91/EC	

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
923 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1523 sq.ft. (141.5 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.

Made with Metropix ©2025

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