



**Park Lane,  
Bristol, BS36 2EW**

**PRICE: £700,000**

## Property Features

- **Detached House**
- **Versatile Accommodation**
- **4/5 bedrooms**
- **Detached Triple Garage**
- **En-Suite & Dressing Room**
- **20' Kitchen/Dining Room**
- **24' Lounge**
- **Access via Private Drive & Electric Gates**
- **Gas Central Heating**
- **Early Viewing Recommended**

## Full Description

### ENTRANCE HALL

Double glazed window to the front, stairs rising to the first floor landing, radiator, textured ceiling, Karndean flooring, door leading to the side patio area.

### SHOWER ROOM

Vanity wash hand basin, low level w.c., built in shower cubicle with shower over, heated towel rail, textured ceiling, fully tiled walls, tiled flooring.

### LOUNGE

24'11" x 13'8" (7.59 x 4.17)

Double glazed window to the front, feature fireplace with wood-burning stove, two radiators, television point, coved and textured ceiling.

### KITCHEN/DINING ROOM

20'11" x 13'7" (6.38 x 4.14)

Double glazed window to the rear, double glazed patio doors to the rear, fitted with a range of wall and base units with roll-edge work-surfaces over, stainless steel single drainer sink unit with mixer tap over, integrated fridge/freezer, integrated microwave, two built in electric ovens with gas hob and extractor over, tiled splash-backs, tiled flooring, ceiling spot lighting, space for dining table, radiator, wall light points.

### UTILITY ROOM

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit, Karndean flooring, space for tumble dryer, space for fridge, extractor, textured ceiling.

### BEDROOM THREE

13'7" x 10'11" (4.14 x 3.33)

Double glazed window to the rear, textured ceiling, radiator.

### BEDROOM FIVE/STUDY

10'3" x 9'10" (3.12 x 3)

Double glazed window to the front, radiator, textured ceiling, television point.

### LANDING

Double glazed Velux window.



**BEDROOM ONE**

13'0" x 11'9" (3.96 x 3.58)  
Double glazed window to the front, radiator, textured ceiling, wall mounted air conditioning unit for hot and cold air.

**WALK IN WARDROBE**

Built in mirrored wardrobes with hanging space and shelving, radiator, ceiling spot lighting.

**DRESSING ROOM**

7'5" x 6'5" (2.26 x 1.96)  
Telephone point, door to boiler room with wall mounted boiler and eaves storage space, hot water tank, radiator, access to loft space.

**EN-SUITE**

Double glazed velux window, built in shower cubicle with shower over, vanity wash hand basin, low level w.c, built in shelving, ceiling spot lighting, fully tiled walls, tiled flooring, heated towel rail.

**BEDROOM TWO**

14'7" x 13'0" (4.44 x 3.96)  
'L' shape, double glazed window to the rear, radiator, textured ceiling, wall mounted air conditioning unit with hot and cold air.

**BEDROOOM FOUR**

10'0" x 6'0" (3.05 x 1.83)  
Double glazed Velux window to the side, radiator, wall mounted air conditioning unit hot and cold air.

**BATHROOM**

Two double glazed Velux windows to the side, panelled bath with mixer tap over, wall mounted wash hand basin, low level w.c., heated towel rail, tiled flooring, tiled walls.

**DOUBLE GARAGE**

17'0" x 17'0" (5.18 x 5.18)  
With electric roller door, power and lighting, storage above, opening to attached single garage,

**SINGLE GARAGE**

20'0" x 10'0" (6.1 x 3.05)  
With electric roller door, power and lighting, storage above, opening to the attached double garage.

**FRONT**

Accessed via a private driveway and electric double gates and pedestrian gate, laid to block paved providing off street parking for several vehicles, astro turf borders, raised planted border, good sized storage shed, covered porch, gates leading to side and rear garden areas, security cameras.

**SIDE COURTYARD**

Paved with access to the front and rear, door leading to the hallway.

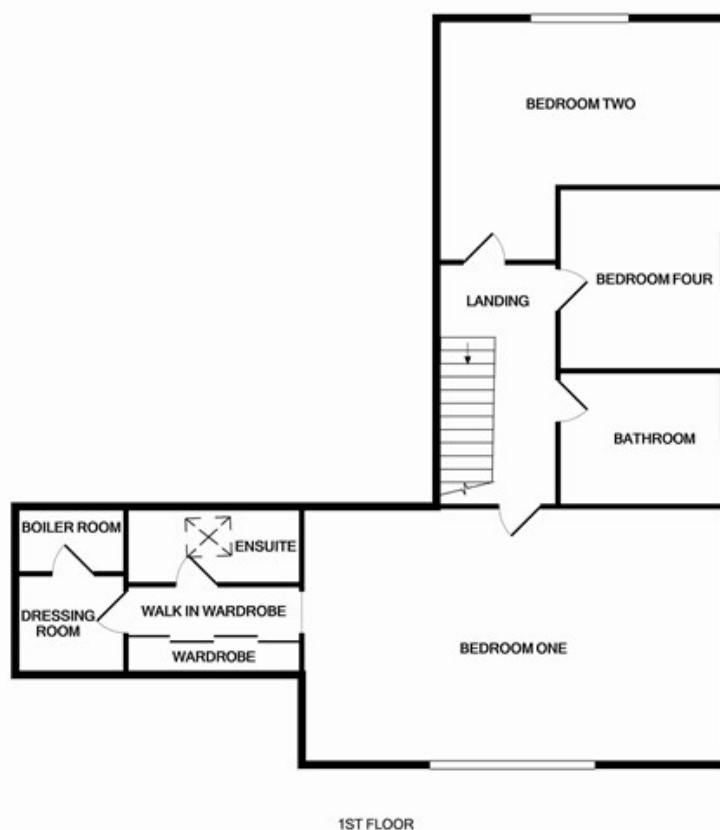
**REAR GARDEN**

Enclosed by fencing, mainly laid to lawn, paved patio area, raised planted borders, further paves patio area to the rear, access to the side courtyard area and front via gates, access to air conditioning units via side of property, lighting, security cameras.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (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 energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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 |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |



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