



**Millennium Close,
Bristol, BS36 2GZ**

PRICE: £699,950

Property Features

- **Detached Executive Home**
- **Three/ Four Bedrooms**
- **Double Garage**
- **Beautifully Prestented**
- **Three Reception Rooms**
- **Utility and Cloakroom**
- **Large Entrance Hall**
- **Additional Outbuilding**

Full Description

Welcome to this stunning property located in the picturesque Millennium Close, Frampton Cotterell, Bristol. This charming home boasts 3 spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 potentially 4 beautifully designed bedrooms, there is ample space for the whole family to unwind and recharge.

The property features 3 modern bathrooms, ensuring convenience and comfort for all residents. Whether you prefer a quick shower in the morning or a long soak in the tub after a busy day, this home has you covered.

Nestled in a tranquil neighbourhood, this property offers a peaceful retreat from the hustle and bustle of city life. Imagine enjoying your morning coffee in the lovely garden or hosting a barbecue on a sunny weekend afternoon.

Located in the heart of Frampton Cotterell, you'll have easy access to local amenities, schools, and parks, making it an ideal location for families. The vibrant city of Bristol is also just a short drive away, offering a wide range of shopping, dining, and entertainment options.

Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the charm and comfort that this property has to offer.

Entrance Hallway

Double glazed door and double glazed obscure windows to hallway, stairs rising to 1st floor landing, Karndean flooring, radiator, under stairs storage cupboard and storage cupboard. Doors to

Living Room

22'8" x 11'9" (6.92 x 3.6)

Double glazed window to front, double glazed patio doors to rear garden, stone fireplace with gas fire and TV point. Two radiators.

Dining Room

11'7" x 11'3" (3.54 x 3.44)

Double glazed French doors to rear garden and radiator.

Kitchen/ Breakfast Room

16'4" x 9'10" (5.00 x 3.00)

Double glazed window to rear, a range of wall and base units with work top over, with integrated dishwasher, integrated fridge freezer and space for range cooker with extractor over. Tiled splashbacks, inset spotlights and under cabinet lighting.



Utility Room
6'8" x 5'10" (2.05 x 1.8)
Double glazed door to rear parking area. Space for washing machine, space for tumble dryer, a range wall and base units with worktop over. Tiled splashback and inset stainless steel sink with mixer tap, wall mounted gas fired boiler.

Study
6'8" x 5'2" (2.05 x 1.6)
Double glazed window to front, radiator, Karndean flooring, built-in desk and bookshelves and display cabinet.

Cloakroom
Double glazed obscure window to rear, suite comprising of a low level WC, pedestal hand wash basin with tiled splashback, radiator Karndean flooring.

Galleried Landing
Double glazed window to front radiator door to airing cupboard housing hot water tank and shelving. Access to loft and doors to.

Master Bedroom
14'11" 10'11" (4.57 3.33)
Double glazed window to rear, radiator, built-in dressing table. Door to:

Ensuite
7'10" x 5'0" (2.39 x 1.54)
Suite comprising of a low-level WC, pedestal hand wash basin and a fully tiled shower cubicle with electric shower. Double glazed obscure window to rear, fully tiled walls and Kardean flooring, extractor fan and radiator.

Dressing Room / Bedroom 4
Wardrobes with a large range of hanging and shelving space and chest of drawers. Double glazed window to rear and radiator.

Bedroom 2
12'0" x 11'9" (3.66 x3.6)
Double glazed window to rear, radiator, fitted wardrobes with hanging and shelving space.

Bedroom 3
11'9" x 9'10" (3.6 x 3.0)
Double glazed window to front, radiator and built in wardrobes and desk.

Bathroom
8'3" x 7'10" (2.53 x 2.39)
Double glazed window to front, suite comprising of a pedestal hand wash basin with mixer tap, a fully tiled shower cubicle with electric shower, low-level WC panelled bath with mixer tap and Karndean flooring, radiator, extractor fan and shaver point with light.

Double Garage
With electric up and over door, light and power. French doors to rear parking area. Rear parking area access via double wooden gates to "Wayleaze" laid to block paving access to rear garden and front.

Frontage
Mainly laid to block paving with access to rear garden.

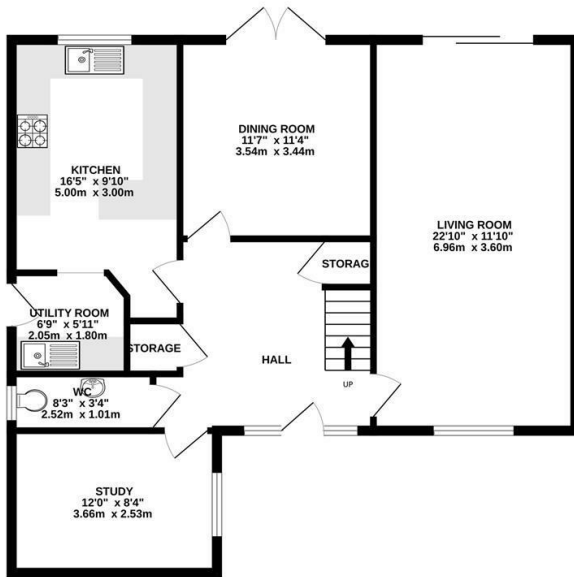
Rear Garden
Enclosed mainly by fencing and hedging mainly laid to lawn and patio, gazebo area and southerly facing aspect.



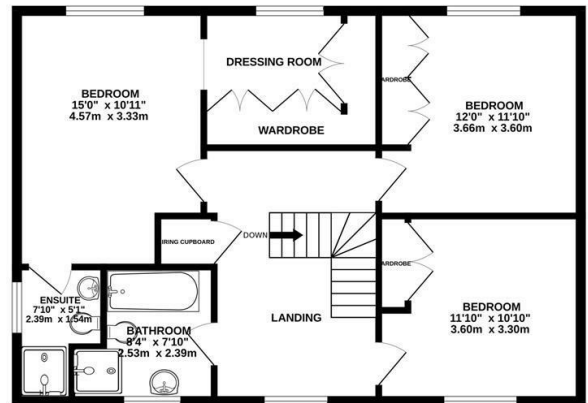
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 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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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