



**Woodend Road,
Bristol, BS36 2JD**

**PRICE: Offers In
Excess Of £380,000**

Property Features

- Brand New Home
- Detached Cottage Style
- 2 Bedrooms
- 25' Kitchen/Dining Room
- Living Room
- Air Source Heat Pump
- Downstairs WC
- Under Floor Heating
- 10 Year Warranty
- Ready Spring 2025

Full Description

Entrance Hall

Stairs rising to the first floor landing, smoke detector, tiled flooring, under floor heating, under stairs storage cupboard housing heat source pump cylinder.

Cloakroom

Double glazed obscure window to the front, low level w.c., tiled flooring, vanity wash hand basin, under floor heating, tiled splash-backs, ceiling spot lighting.

Living Room

12' x 10' (3.66m x 3.05m)

Double glazed window to the front, double glazed doors to the rear, under floor heating, virgin media point.

Kitchen/Dining Room

25'4" x 9'3" (7.72m x 2.82m)

Double glazed windows to the front and rear, double glazed French doors to the rear garden, fitted with a range of wall and base units with roll edge work-surfaces over, one and a half bowl stainless steel single drainer sink unit with mixer tap over, built in electric oven and electric hob with extractor over, tiled splash-backs, integrated dishwasher, integrated washing machine, space for fridge/freezer, tiled flooring, under floor heating.

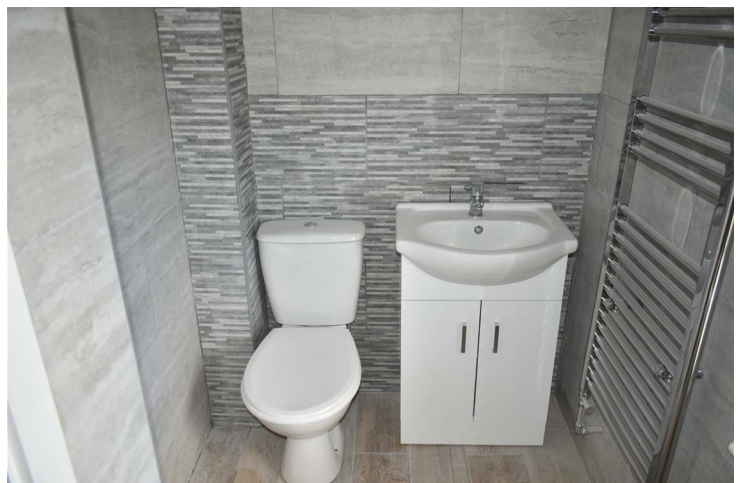
Landing

Smoke detector.

Master Bedroom

17'8" narrowing to 11'6" x 9'3" (5.38m narrowing to 3.51m x 2.82m)

Double glazed window to the side, radiator.



En-suite Shower Room
Double glazed obscure window to the side, built in double shower cubicle, fully tiled walls, tiled flooring, vanity wash hand basin, low level w.c., heated towel rail.

Bedroom 2
14'3" x 12'4" (4.34m x 3.76m)
Two double glazed windows to the front, double glazed window to the rear, radiator.

Bathroom
Double glazed window to the front, panelled bath with shower attachment over, fully tiled walls, tiled flooring, vanity wash hand basin, low level w.c., heated towel rail.

Off Street Parking

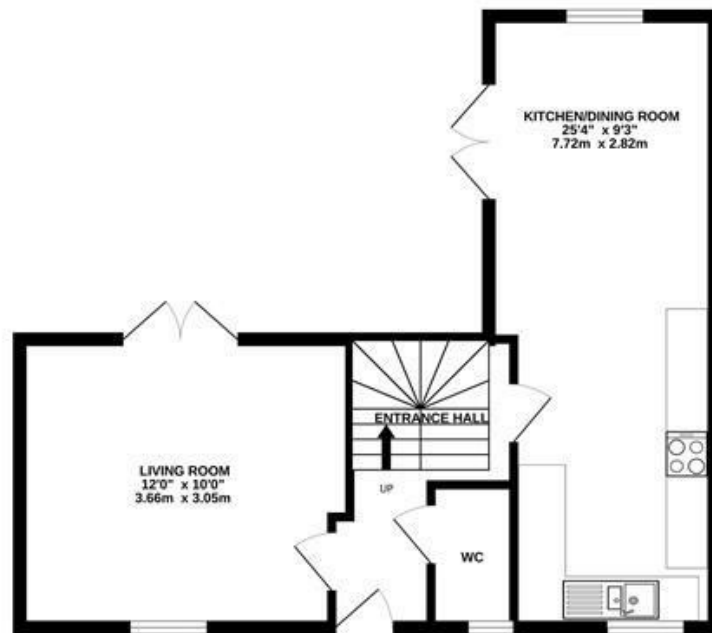
Rear Garden



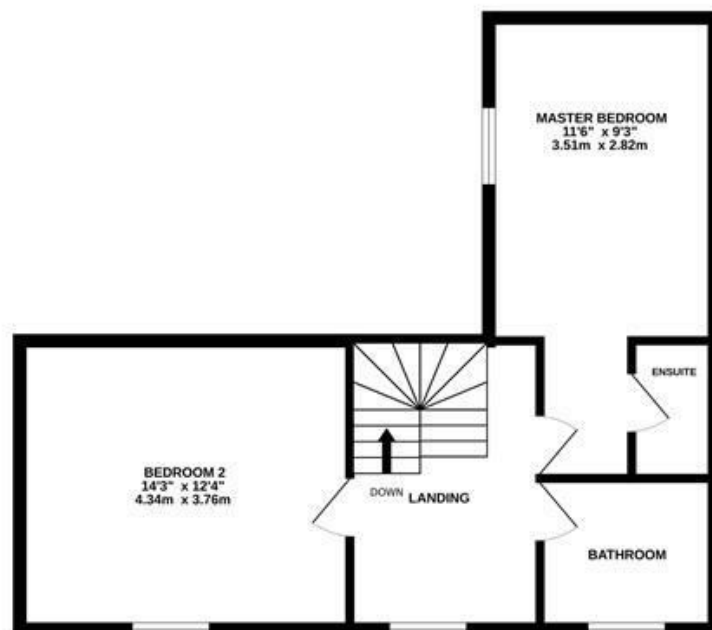
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



1ST FLOOR



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