



**Gladstone Lane,
Bristol, BS36 2HR**

**PRICE: Asking Price
£800,000**

Property Features

- Detached House
- Four Bedrooms
- Secluded Location
- Plot Circa 0.22 Acres
- Three Reception Rooms
- Kitchen/Dining Room
- Cloakroom
- En-Suite to the Master Bedroom
- Southerly Facing Garden
- No Onward Chain

Full Description

Porch

Wooden entrance door, single glazed window to the front, shelving and hanging space, ceiling light.

Entrance Hall

Double glazed UPVC door to the rear garden, stairs rising to the first floor landing, single panel radiator, thermostat, fuse board, smoke detector, two ceiling lights.

Cloakroom

Low level w.c., wall mounted corner sink with tiled splash-backs, heated towel rail, extractor, high level w.c., single glazed obscure window, ceiling light.

Lounge

11'11 x 11'2 (3.63m x 3.40m)

Dual aspect, double glazed UPVC windows to the front and rear, double and single panel radiator, log burning stove with flag stone hearth and stone surround, virgin TV point, beamed ceiling, ceiling and wall lights.

Kitchen/Dining Room

17'3 x 11'11 (5.26m x 3.63m)

Dual aspect, double glazed windows to the front and rear, stable style wooden door to the front, fitted with a range of wall and base units with tiled work-surfaces over, tiled splash-backs, sink and drainer unit, induction hob with extractor over, double oven, space for washing machine, space for dishwasher, space for fridge/freezer, space for tumble dryer, freestanding Worcester oil boiler, double radiator, tiled flooring, ceiling spot lighting, ceiling beams, exposed painted stone walls.

Study/Reception Room

10'8 x 9'6 (3.25m x 2.90m)

Double glazed UPVC window to the side, single panel radiator, spot light, ceiling beams.

Reception Two

15'8 x 11'11 (4.78m x 3.63m)

Double glazed UPVC windows to the side and rear, feature stone fireplace with gas fire basket, dado rail, double panel radiator, ceiling light.

Landing Area

Double glazed UPVC window to the side, single glazed feature arch window to the side, with secondary glazing.



Bedroom One
11'11 x 11'2 (3.63m x 3.40m)
Dual aspect, double glazed UPVC windows to the front and rear, single panel radiator, ceiling light.

En-Suite
8'4 x 6'2 (2.54m x 1.88m)
Double glazed UPVC window to the front, low level w.c., vanity unit with wash hand basin and mixer tap, built in shower cubicle with shower over, extractor, ceiling light, tiled flooring.

Bedroom Two
16'1 x 11'11 (4.90m x 3.63m)
Dual aspect, double glazed UPVC windows to the side and rear, double panel radiator, range of built in wardrobes with and handing space, matching vanity unit, ceiling light.

Bedroom Three
11'11 x 9'10 (3.63m x 3.00m)
Double glazed UPVE window to the front, single panel radiator, dado rail, ceiling light.

Bedroom Four
9'10 x 9'0 (3.00m x 2.74m)
Double glazed UPVC window to the side, single panel radiator, ceiling light.

Family Bathroom
11'11 x 7'4 (3.63m x 2.24m)
Double glazed obscure window to the front, low level w.c., pedestal wash hand basin, tiled splash-back, shower cubicle with shower over, corner bath with mixer tap, airing cupboard housing immersion tank, shelving, part tiled walls, heated towel rail, ceiling light.

Front Garden
Walled cottage style garden enclosed by stone walling with cast iron pedestrian access gate, flag stone path with planted borders, lawned areas with mature tree lined boundary, feature magnolia tree. side access, oil tank, cast iron access gates to driveway, feature pond.

Detached Double Garage
Two electric roller doors, personal access door to the side, single glazed window to the rear, power and lighting, open rafters.

Driveway
Accessed via double electric gates, ample parking on block paved area, tree lined boundary with ground level planter beds with various shrubs and plants, access to the double garage.

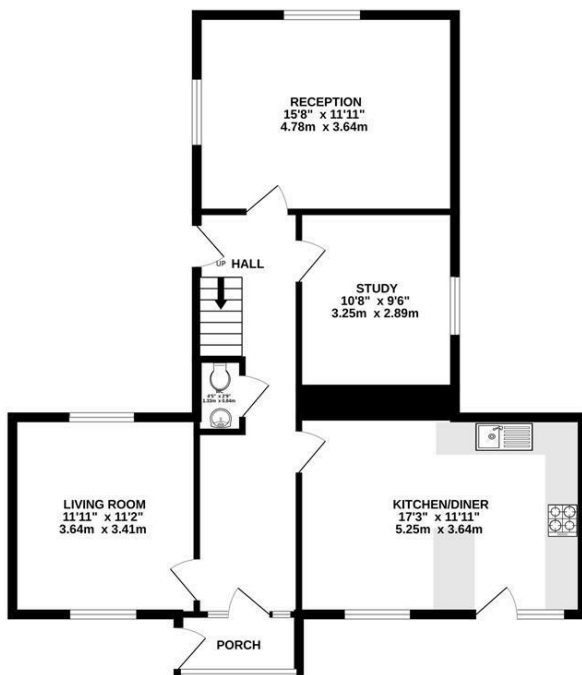
Rear Garden
Set in circa 0.22 acres with a tree lined and walled boundary, lawned area with various established raised and ground level planted beds, two vegetable patches, green house, patio area, fruit trees, access the side, established shrubs and trees.



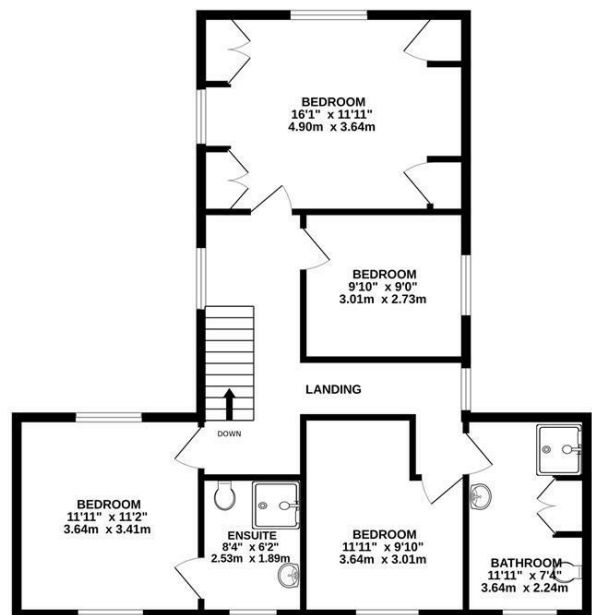
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 1612 sq.ft. (149.8 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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