



**Prospect Close,
Bristol, BS36 2DQ**

**PRICE: Offers In
Excess Of £600,000**

Property Features

- Detached House
- Four Bedrooms
- 29' Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom & Downstairs Shower Room
- Detached Double Garage
- Set in Good Sized Plot on a Private Road
- Backing onto Playing Fields
- No Onward Chain

Full Description

Porch

Two double glazed windows to the side, door to the hallway.

Entrance Hall

Stairs rising to the first floor landing, built in storage cupboard, laminate flooring, radiator, smoke detector, textured ceiling.

Lounge/Dining Room

29'10 x 12'8 (9.09m x 3.86m)

Double glazed French doors to the front, double glazed patio doors to the rear, two radiators, coved and textured ceiling, feature fireplace with electric fire, television point.

Kitchen

12'3 x 10'4 (3.73m x 3.15m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, under lighting, space for dishwasher, space for cooker, space for fridge/freezer, tiled splash-backs, strip lighting, stainless steel double drainer sink unit with mixer tap over.

Cloakroom

Double glazed obscure window to the side, low level w.c., pedestal wash hand basin, tiled splash-backs, radiator, textured ceiling.

Shower/Wet Room

Double glazed obscure window to the front, walk in shower area with shower over, heated towel rail, ceiling spot lighting, tiled walls and tiled floor, extractor, textured ceiling.

Utility Room

Double glazed door to the side, fitted with a range of wall and base units with work surface over, wall mounted boiler, space for washing machine, belfast sink, radiator.



Landing
Access to the loft space (part boarded with ladder), built in airing cupboard housing tank, smoke detector, textured ceiling, radiator.

Bedroom One
12'8 x 11'11 (3.86m x 3.63m)
Double glazed window to the rear, radiator, fitted wardrobes with hanging space and shelving, bedside tables, fitted drawers, dressing table.

En-Suite
Double glazed obscure window to the side, pedestal wash hand basin, built in shower cubicle with shower over, textured ceiling, part tiled walls.

Bedroom Two
13'9 x 12'8 (4.19m x 3.86m)
Double glazed window to the front, radiator, textured ceiling, built in wardrobe with hanging space and shelving.

Bedroom Three
16'2 x 9'10 (4.93m x 3.00m)
Double glazed window to the rear, radiator, built in wardrobe with hanging space and shelving.

Bedroom Four
9'3 x 8'3 (2.82m x 2.51m)
Double glazed window to the front, radiator, textured ceiling, strip lighting, built in storage cupboard, fitted desk.


Bathroom
Two double glazed obscure windows to the side, low level w.c., panelled bath, pedestal wash hand basin, fully tiled walls, shaver point, textured ceiling.


Detached Double Garage
Two up and over doors, power and lighting, storage above, door to the side.

Front Garden
Imprinted concrete path leading to the front door, lawned areas, planted borders, mature tree and shrubs, side access.

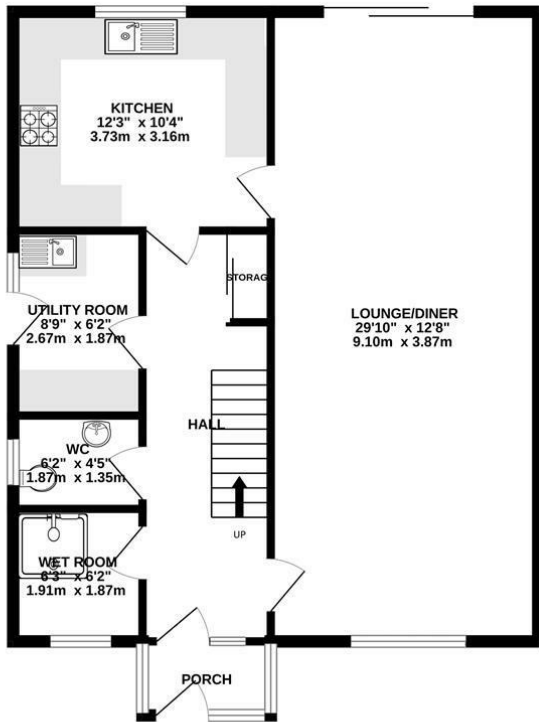
Rear Garden
Rear garden backing onto playing fields, laid to lawn, mature trees and shrubs, side access to both sides, paved patio area, storage shed.



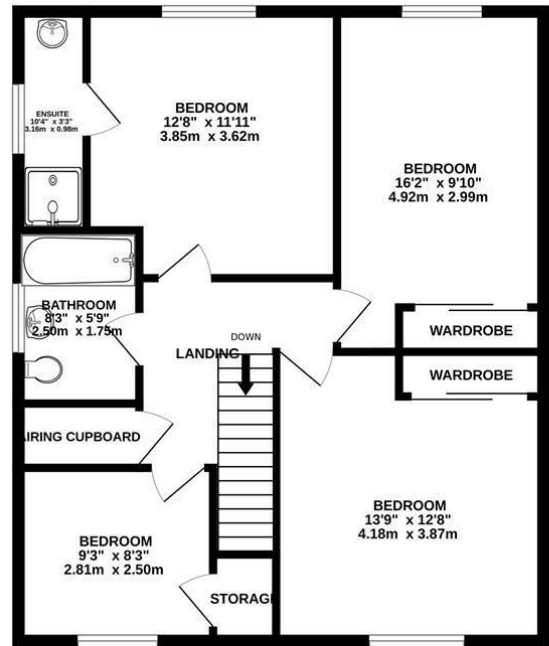
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
765 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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