



**Footes Lane,
Bristol, BS36 2JG**

**PRICE: Offers In
Excess Of £425,000**

Property Features

- Four Bedroom Family Home
- Detached
- Two Reception Rooms
- Close to Playing Fields
- Heart Of Frampton Cotterell
- Well Looked Home
- Garage & Parking

Full Description

This delightful, detached home offers a perfect blend of location and tranquillity. Built in the late 1960s, the property boasts a timeless appeal while providing ample space for modern living.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is designed to create a warm and welcoming atmosphere, making it a perfect family home. The four well-proportioned bedrooms provide plenty of room for family members or guests, ensuring everyone has their own private space.

Frampton Cotterell is known for its community spirit and picturesque surroundings, making it an excellent choice for families and individuals alike. With local amenities and schools within easy reach, this home is not only a comfortable retreat but also a practical choice for everyday living.

Hallway

Strip wood floor, stairs rising to 1st floor landing, under stairs storage cupboard housing wall mounted Combi boiler. Doors to:

Living Room

17'7" x 11'11" (5.36 x 3.64)

Double glazed window to front, radiator and fireplace with electric fire.

Kitchen

12'1" x 8'7" (3.70 x 2.64)

Double glazed window and door to rear garden, a range of wall and base units with worktop over, ceramic 1 1/2 bowl sink with drainer and mixer tap, space for gas cooker, space for dishwasher and integrated fridge freezer. Tiled splashback, extractor fan and radiator.



Dining Room
14'6" 10'7" (4.43 3.25)
Double glazed French doors to rear garden, radiator.

Landing
Double glazed obscure window side, radiator, access to loft with ladder and partially boarded.

Bedroom 1
11'11" x 10'1" (3.64 x 3.08)
Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2
14'6" x 8'10" (4.43 x 2.71)
Double glazed window to rear, radiator and fitted wardrobes. Storage cupboard.

Bedroom 3
10'3" x 8'7" (3.14 x 2.64)
Double glazed window to rear, radiator, virgin TV and telephone point.

Bedroom 4
11'11" 7'5" (3.64 2.28)
Double glazed window to front and radiator.

Shower Room
10'3" x 5'9" (3.13 x 1.77)
Double glazed obscure window to side, suite comprising of a vanity hand wash basin with mixer tap, vanity low-level WC, large shower tray with main waterfall shower and shower attachment. Extractor fan and spot lights. Heated towel rail and storage cupboard, part tiled walls and tiled floor floor.

Rear Garden
Mainly laid to lawn with steps leading to patio areas and enclosed by fencing. door to garage.

Front Garden
Mainly laid to lawn with mature shrubs and hedging, off street parking for two or three vehicles.

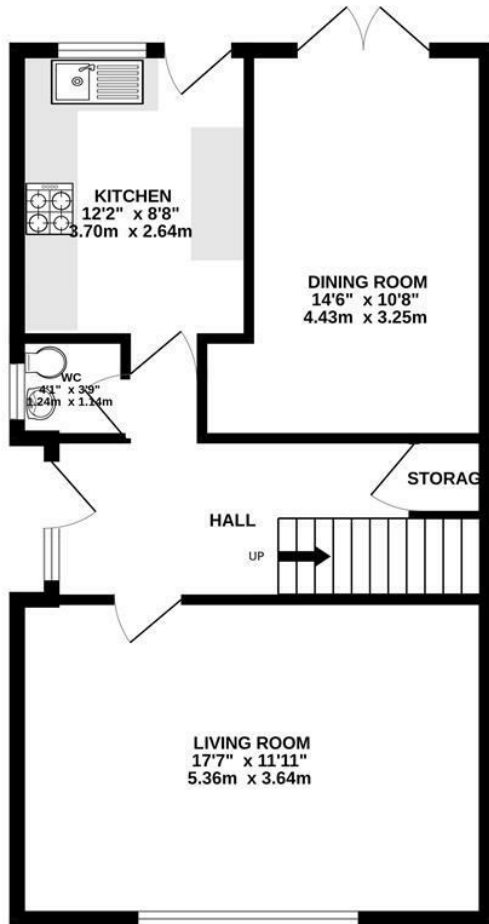
Garage
With Up and over door, light and power. Privacy door to garden.



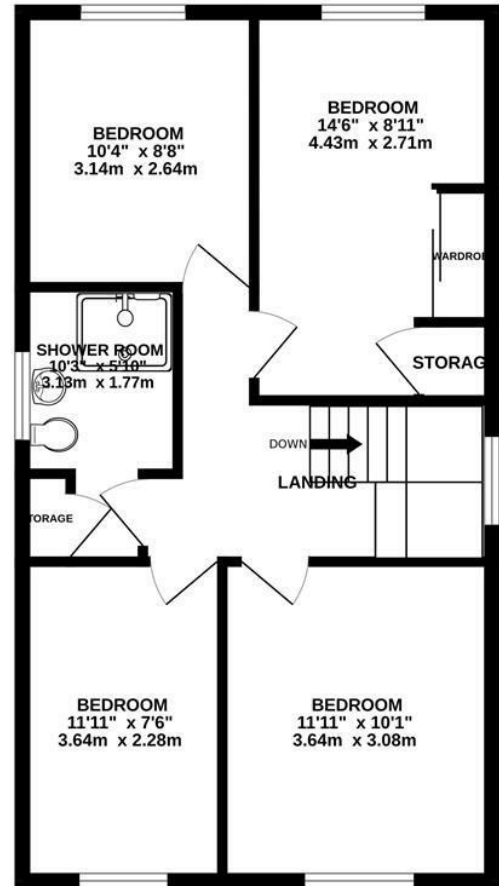
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
England & Wales	EU Directive 2002/91/EC	

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
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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