



**Friary Grange Park,
BRISTOL, BS36 1NB**

**PRICE: Offers In
Excess Of £400,000**

Property Features

- Semi Detached Home
- Three Bedrooms
- Extended Ground Floor
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Downstairs WC
- Double Glazing
- Garage & Driveway
- Front and Rear Gardens
- No Onward Chains

Full Description

Description

Situated in Friary Grange Park, Winterbourne, this extended three-bedroom home is ideal for families seeking a spacious home within walking distance of popular schools and Winterbourne High Street.

The ground floor has been extended and reconfigured to provide a bright and airy kitchen/ breakfast room overlooking the rear garden, a great space for casual family dining. Additionally, the convenience of a downstairs cloakroom adds to the practicality of this lovely home. To complete the ground floor there is a L shaped lounge/dining room.

The property boasts a mature private garden, to the front there is a block paved driveway and garage offering ample parking.

Also offered with no onward chain.... call today to book your viewing!

Entrance Hall

Entrance via UPVC door with obscure glazed inset and matching side panel to entrance hall, stairs to first floor accommodation, built in storage cupboard, double radiator, door to -

Lounge/Dining Room

22'7 x 18'11 (6.88m x 5.77m)

Double glazed window to front aspect, coving, picture rail, 2 x radiators, feature fire place, sliding doors to -

Kitchen/Breakfast Room

22'10 x 8'8 (6.96m x 2.64m)

2 x UPVC double glazed windows to rear aspect, range of fitted wall and base units with laminate work surfaces over, stainless steel sink unit with mixer tap, tiled splash backs, space for cooker, plumbing for washing machine, Ideal Mexico central heating boiler, radiator, doors to porch and inner lobby.



Inner Lobby
Door to garage and Cloakroom.

Cloakroom
4'6 x 3'7 (1.37m x 1.09m)
WC, window to rear aspect, part tiled walls, tap.

Lean To
8'8" x 15'1" (2.65 x 4.6)
Windows to side, UPVC door to rear garden.

Landing
UPVC double glazed window to side aspect, access to loft space, cupboard with slatted shelving, doors to all first floor accommodation.

Bedroom 1
13'6 x 10'4 (4.11m x 3.15m)
UPVC double glazed window to rear aspect, radiator, fitted wardrobes providing shelving and hanging space with cupboard over,

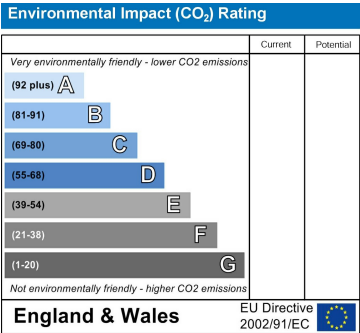
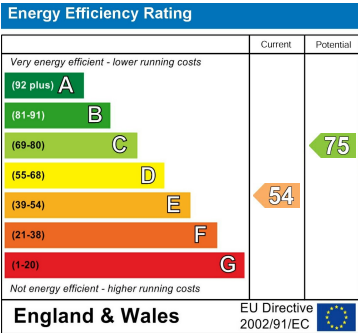
Bedroom 2
10'7 x 8'7 (3.23m x 2.62m)
UPVC double glazed window to rear aspect, radiator.

Bedroom 3
10'4 x 9'1 (3.15m x 2.77m)
UPVC double glazed window to front aspect, radiator, built in airing cupboard housing hot water tank.

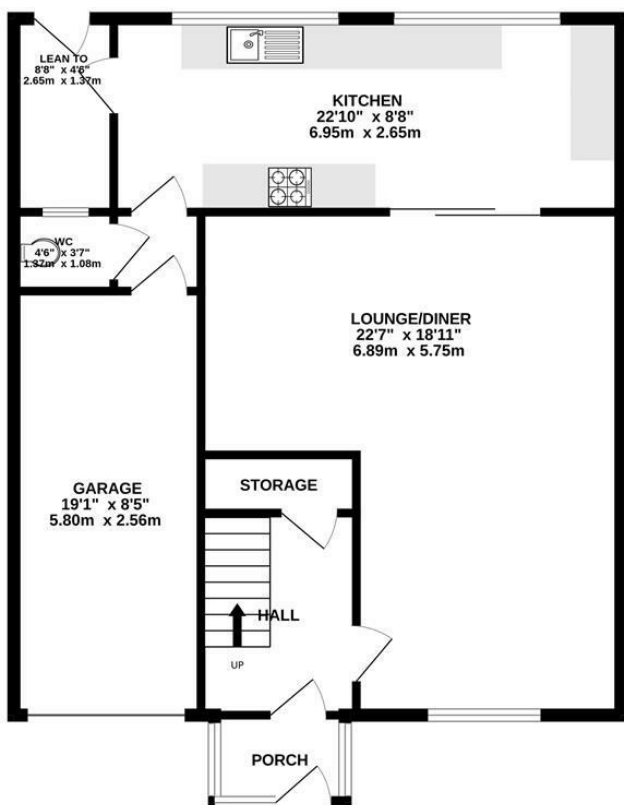
Bathroom
8'7 x 5'10 (2.62m x 1.78m)
Obscure UPVC double glazed window to front aspect, white suite comprising panelled bath with Mira shower over, WC, pedestal wash hand basin, radiator, part tiled walls.

Rear Garden
Laid to lawn, established trees and shrubs.

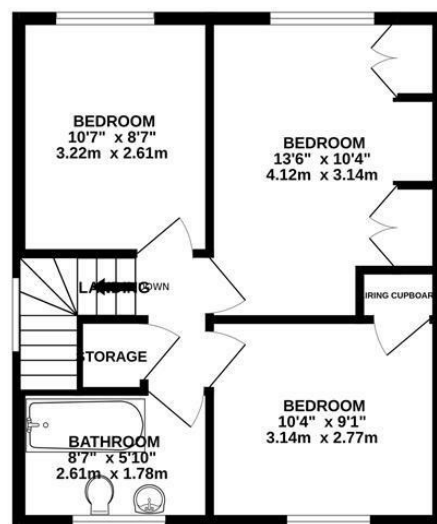
Front Garden
Laid to lawn, shrub borders, blocked paved driveway providing off street parking for several cars.



GROUND FLOOR
877 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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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