



**Rylestone Close,
Bristol, BS36 2DP**

**PRICE: Asking Price
£595,000**

Property Features

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Downstairs Cloakroom
- En-Suite Shower Room to the Master Bedroom
- Front and rear Gardens
- Rear Garden Side onto Playing Fields
- Garden Room
- Garage
- Cul De Sac Location, No Onward Chain

Full Description

Entrance Hall

Stairs rising to the first floor landing, radiator, coved ceiling, under stairs storage cupboard, smoke detector.

Living Room

12'7 x 12'2 (3.84m x 3.71m)

Double glazed window to the front, feature fireplace with open fire, radiator.

Sitting Room

12'2 x 11'3 (3.71m x 3.43m)

Double glazed patio doors to the rear, dado rail, radiator.

Dining Room

14'7 x 7'11 (4.45m x 2.41m)

Double glazed patio doors to the rear, radiator, dado rail.

Kitchen

12'6 x 11'11 (3.81m x 3.63m)

Double glazed window to the rear, double glazed door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for dishwasher, space for washing machine, space for 'Range' style cooker, stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, textured ceiling, radiator.

Lobby

Space for fridge/freezer.

Cloakroom

Double glazed obscure window to the side, low level w.c., radiator, wash hand basin.

Landing

Access to the loft space, smoke detector, dado rail, double glazed Velux window to the rear.



Bedroom One
14'8 x 12'6 (4.47m x 3.81m)
Double glazed window to the front, radiator.

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

Bedroom Two
12'7 x 11'10 (3.84m x 3.61m)
Double glazed window to the front, coved ceiling, radiator.

Bedroom Three
12'2 x 11'10 (3.71m x 3.61m)
Double glazed window to the rear, radiator, built in cupboard housing tank.

Bedroom Four
8'10 x 7'4 (2.69m x 2.24m)
Double glazed window to the front, radiator.

Bathroom
Double glazed window to the rear, panelled bath with shower attachment over, pedestal wash hand basin, low level w.c., radiator, coved ceiling, part tiled walls.

Garage
With roller door, power and light, door to the utility.

Rear Garden
Enclosed by fencing and walling, gate leading to the adjoining playing field, paved patio area, lawned area, feature pond with bridge over, rockery, further paved area to the rear, storage shed, side access, planted borders, built in BBQ.

Garden Room
Double glazed windows to the front and side, door to the side.

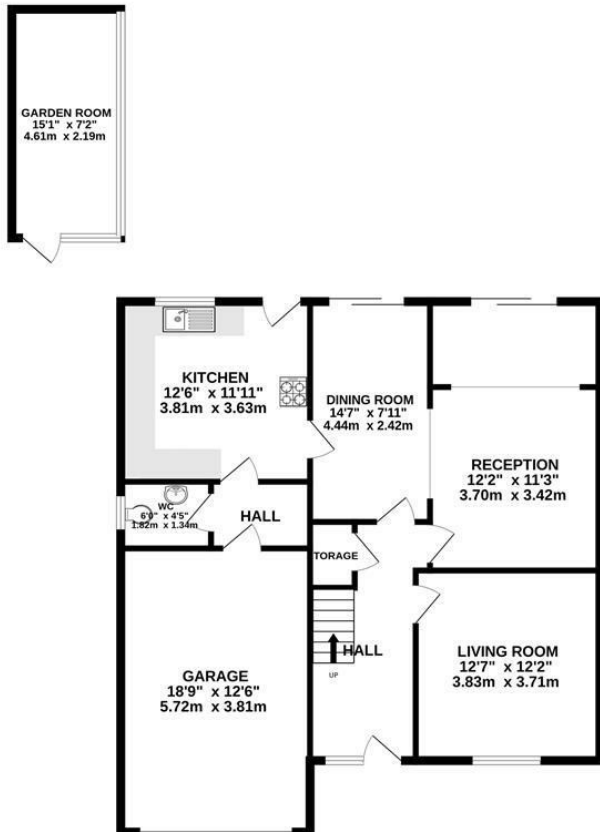
Front
Tarmac area providing off street parking, planted borders, covered porch, side access.



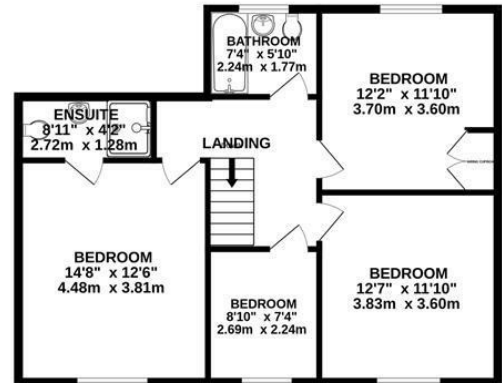
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.7 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.
Made with Metropix ©2023

4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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