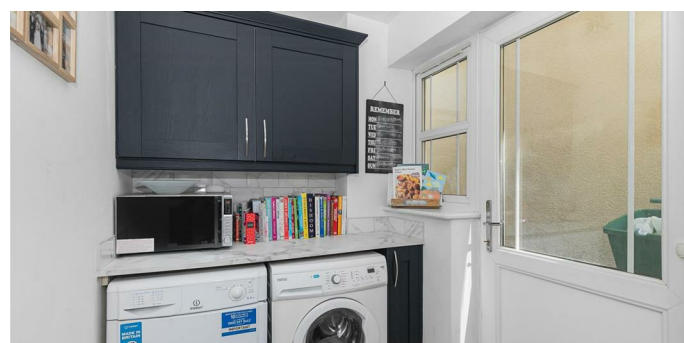




**The Causeway,
Bristol, BS36 2PD**

**PRICE: Asking Price
£575,000**

Property Features

- Detached Executive Home
- Five Bedrooms
- Kitchen/Breakfast Room
- L- Shaped Dining/Family Room
- 19' Living Room
- Ensuite & Cloakroom
- Garage
- Beautifully Presented
- Deceptively Spacious
- Close to Local Schools & Shops

Full Description

Entrance Hall

Large hallway with oak effect flooring, radiator, under stairs cupboard, staircase leading to first floor with oak newel posts and balustrade, door leading to integral garage.

Kitchen/Breakfast Room

14'0" x 12'1" (4.27 x 3.7)

Double glazed window to the front, fitted with a modern range of wall and base units with quartz work-surfaces over and matching up-stands, single drainer sink unit with spray mixer tap over, central island with breakfast bar and quartz work surface over, wine rack, integrated wine cooler, integrated fridge/freezer, boiler in cupboard, radiator, tiled flooring, television point, built in double electric oven and 5 ring gas hob with extractor over, smoke detector, ceiling spot lighting.

Utility Room

6'3" x 4'11" (1.91m x 1.52m)

Double glazed window and door to the side, wall and base units with roll edge work-surfaces over, space for washing machine, space for tumble dryer, radiator.

Living Room

20'0" x 11'3" (6.11 x 3.43)

Stone fireplace with matching mantle and hearth, coal effect gas fire, radiator, oak effect flooring, wiring for wall lights, television aerial connection, bi-folding 3/4 glazed oak timber doors with bevelled glass leading to L-shaped dining/family room.

L-Shaped Dining/Family Room

20'5" x 17'4" (6.23 x 5.30)

Double glazed windows to the sides and rear, double doors leading to the garden, oak effect flooring, two radiators, wall lights, power points, television aerial connection.



Cloak Room

White suite comprising pedestal wash hand basin with mixer tap, tiled splash back, low level W.C., radiator, tiled flooring, obscure double glazed window.

Landing

Oak newel post and balustrade, access to loft space, smoke detector and doors to;

Master Bedroom

12'4" x 11'11" (3.76 x 3.65)

Double glazed window to the front, radiator, television aerial connection, door to en-suite shower room.

En-suite

White suite comprising vanity, low level W.C., built in double shower cubicle with shower over, fully tiled shower cubicle, heated towel rail, Velux window, electric shaver socket, ceiling spot lighting, extractor, tiled flooring

Bedroom Two

11'3" x 9'10" (3.43 x 3.02)

Double glazed window to the rear, radiator.

Bedroom Three

9'1" x 7'6" (2.79 x 2.30)

Double glazed window to the front, fitted wardrobes, radiator.

Bedroom Four

16'9" x 10'11" (5.11 x 3.35)

Double glazed window to the front, radiator.

Bedroom Five

9'7" x 8'9" (2.93 x 2.67)

Double glazed window to the rear, radiator.

Bathroom

Double glazed Velux window to the side, vanity wash hand basin, low level w.c., panelled bath with shower over, part tiled walls, extractor, ceiling spot lighting, heated towel rail.

Rear Garden

Enclosed by fencing, lawned area, side access to both sides, paved patio area.

Garage

17'9" x 8'4" (5.42 x 2.55)

Single up and over door, power and light, electric consumer box, carpeted flooring, door to entrance hall.

Front

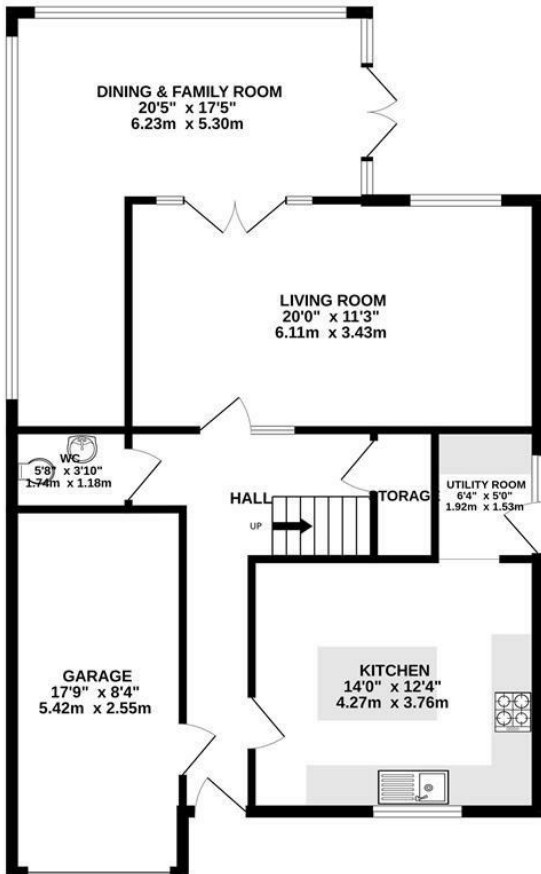
Covered entrance porch, tarmac and gravelled areas providing off street parking, planted area, side access.



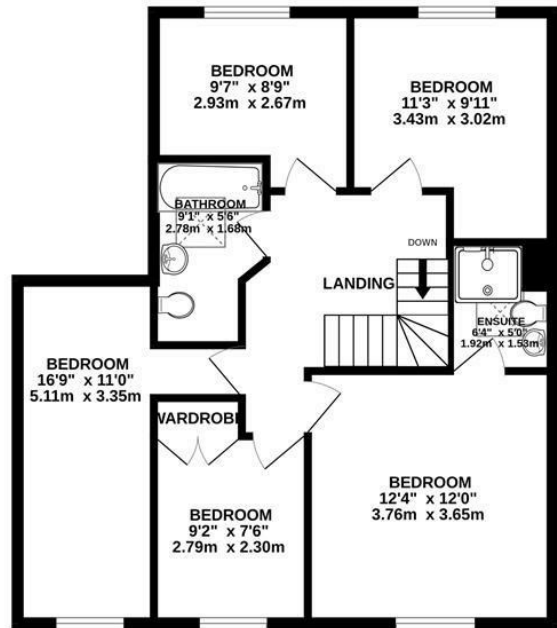
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
954 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 are 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