



**Colston Close,
BRISTOL, BS36 1EW**

**PRICE: Asking Price
£475,000**

Property Features

- Extended Semi Detached Home
- Four Bedrooms
- Off Street Parking & Double Garage
- Two Reception Rooms
- Popular Cul-De-Sac Location
- 18ft Re-Fitted Modern Kitchen
- Extended Porch/Hall
- Potential To Extend (subject to relevant planning permissions)
- Beautifully Presented Throughout
- Early Viewing Recommended

Full Description

Entrance Hall

Large extended spacious entrance hallway, stairs rising to the first floor landing, ceiling spot lighting, under stairs storage cupboards, radiator, smoke detector, engineered wood flooring.

Kitchen

18'5 x 8'10 (5.61m x 2.69m)

Double glazed window to the front, fitted with a modern range of base units with roll edge work-surfaces over and matching splash-back, integrated dishwasher, integrated fridge/freezer, stainless steel single drainer sink unit with pull out mixer tap, built in electric ave and five ring gas hob, ceiling spot lighting, radiator, engineered wooden flooring, oak glazed doors leading to:-

Utility Room

Double glazed window and door to the rear, space for washing machine, space for tumble dryer, engineered wood flooring, wall mounted storage cupboard, ceiling spot lighting.

Lobby Area

Built in storage cupboard, built in cupboard housing wall mounted boiler and plumbing/potential for downstairs cloakroom with tiled flooring.

Dining Area

14'9 x 8'8 (4.50m x 2.64m)

Double glazed window to the rear, double glazed patio doors to the rear, engineered wooden flooring, open plan to :-

Lounge

15'4 x 11'1 (4.67m x 3.38m)

Double glazed window to the front, open plan to the dining area, radiator, feature fireplace, engineered wooden flooring.



First Floor Landing
Double glazed window to the side, stairs rising to the second floor, smoke detector.

Bedroom One
14'3 x 10'3 (4.34m x 3.12m)
Double glazed window to the front, radiator.

Bedroom Two
10'2 x 9'8 (3.10m x 2.95m)
Double glazed window to the rear, radiator.

Bedroom Four
9'4" x 7'8" (2.87m x 2.36m)
Double glazed window to the front, radiator.

Bathroom
Double glazed obscure window to the rear, low level w.c., pedestal wash hand basin, panelled bath with shower over, fully tiled walls, heated towel rail, extractor.

Second Floor Landing

Bedroom Three
12'3 x 11'3 (3.73m x 3.43m)
Two double glazed Velux windows to the front and rear, laminate flooring, radiator, 2 eaves storage areas.

Rear Garden
Good sized rear garden, mainly laid to lawn, raised planted borders, path leading to the rear, gravelled area, enclosed by fencing, paved patio area, tap, decking area, door to detached double garage.

Detached Double Garage
With two up and over doors (one electric), power and lighting, door to the side leading to the rear garden.

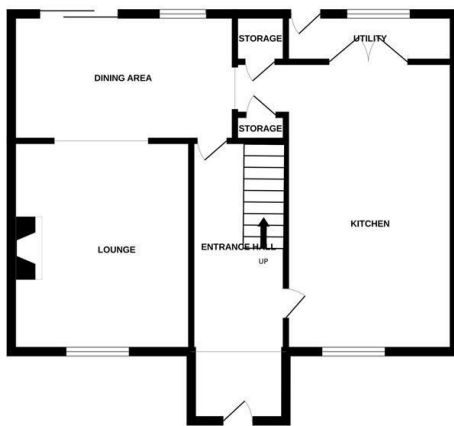
Front
Lawned area, raised planted borders, gravelled area providing off street parking for several vehicles, EV charging point, power point.



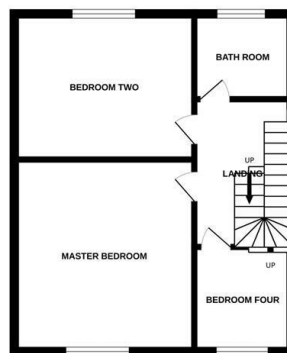
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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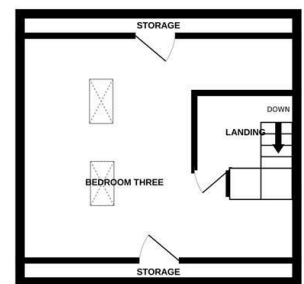
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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