



**Witney Mead,
Bristol, BS36 2DS**

PRICE: £450,000

Property Features

- Extended Home
- Four Bedrooms
- Open Plan Modern Kitchen/Dining/Family Room
- Living Room
- Downstairs Shower/Utility Room
- Family Bathroom
- Master Bedroom with Shower
- Court Yard Garden
- No Chain

Full Description

Entrance Hall

Entrance via wooden electric door with glass inset to entrance hall, Karndean flooring, stairs to first floor accommodation, double radiator, coving, doors to -

Cloakroom

6'4 x 3'2 (1.93m x 0.97m)

Obscure double glazed window to front aspect, WC, pedestal wash hand basin, heated towel rail, consumer unit, Karndean flooring.

Dining Area

14'9 x 14'2 (4.50m x 4.32m)

Double glazed window to front aspect, Karndean flooring, coving, TV point, vertical radiator, under stairs cupboard, open to -

Kitchen/Breakfast Room

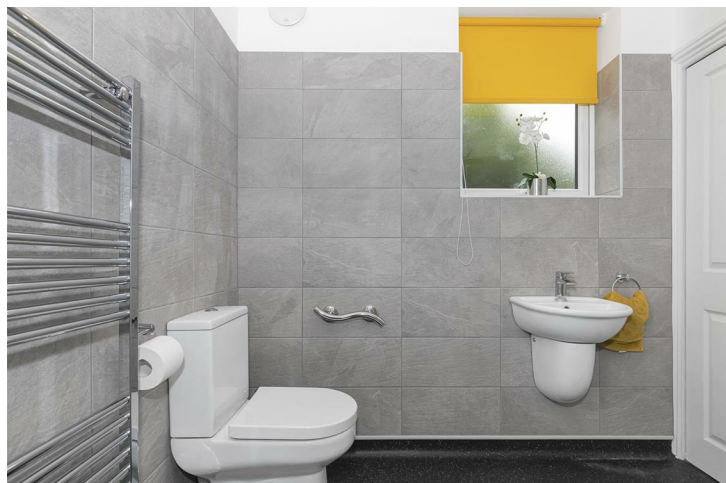
17'4 x 15'0 (5.28m x 4.57m)

UPVC double glazed window to rear aspect, bi fold doors to rear garden, Velux windows, spot lighting, Karndean flooring, range of base units with laminate work surfaces over, wall mounted central heating boiler, Lamona electric induction hob, integral dishwasher, fridge and freezer, oven, microwave and warming drawer, vertical radiator, 1 1/2 bowl sink unit with mixer tap and boil laminate splash backs,

Living Room

13'2 x 11'6 (4.01m x 3.51m)

UPVC double glazed window to rear aspect, Velux window, vertical radiator, Karndean flooring, door to -



Wet Room/Utility
8'10 x 4'1 (2.69m x 1.24m)
Obscure UPVC double glazed window to front aspect, shower with rain shower head, wash hand basin, WC, heated towel rail, part tiled walls, extractor fan, utility cupboard with space for tumble drier and plumbing for washing machine, wall mounted cupboards.

First Floor Landing
Stairs to 2nd floor, doors to -

Bedroom 2
11'2 x 10'2 (3.40m x 3.10m)
Double glazed window to front aspect, white wood lino flooring, double radiator, coving.

Bedroom 3
13'10 x 8'1 (4.22m x 2.46m)
UPVC double glazed window to rear aspect, double radiator, coving.

Bedroom 4
10'2 x 7'9 (3.10m x 2.36m)
UPVC double glazed window to rear aspect, brown wood look lino flooring, double radiator, coving.

Bathroom
6'4 x 6'2 (1.93m x 1.88m)
Obscure double glazed window to front aspect, white suite comprising panelled bath with Triton shower over, pedestal wash hand basin, WC, radiator.

Master Bedroom
14'2 x 11'10 (4.32m x 3.61m)
Obscure double glazed window to side aspect, 2 Velux windows, built in storage with mirror sliding doors, walk in fully tiled shower area with recessed shelving, WC, wash hand basin, WC, extractor fan, double radiator, access to eaves, spot lighting.

Rear Courtyard Garden
Laid to patio, outside sockets raised shrub borders, Outside tap.

Front
Outside tap, 3 communal spaces,

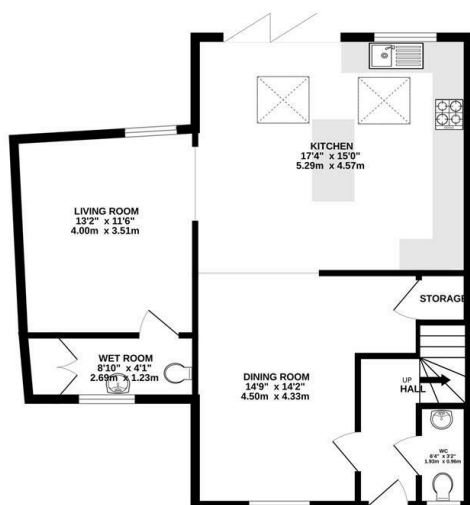


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

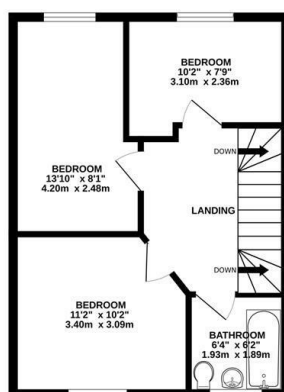
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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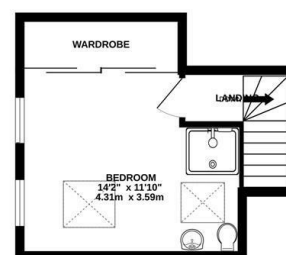
GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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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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