



**Park Leaze,  
Bristol, BS36 2UE**

**PRICE: Asking Price  
£450,000**



## Property Features

- Detached House
- Four Bedrooms
- Living Room
- Kitchen/Dining Room
- Cloakroom
- Utility Room
- En-Suite to Master Bedroom
- Detached Oversized Garage
- Cul De Sac Location
- Beautifully Presented Throughout

## Full Description

### Entrance Hallway

Stairs rising to the first floor landing, built in storage cupboard, LVT flooring, alcove recess area, double glazed window to the side, smoke detector.

### Cloakroom

Low level w.c., pedestal wash hand basin, LVT flooring, radiator, extractor, tiled splash-backs.

### Living Room

15'5 x 11'5 (4.70m x 3.48m)

Double glazed window to the front, radiator, television point.

### Kitchen/Dining Room

19'5 x 14'5 (5.92m x 4.39m)

Double glazed window to the rear, double glazed French doors to the rear, fitted with a modern range of wall and base units with roll-edge work-surfaces over and matching up-stands, built in electric oven and electric hob with extractor over, integrated fridge/freezer, integrated dishwasher, one and a half bowl ceramic sink and drainer with mixer spray tap over, radiator, LVT flooring, space for dining table.

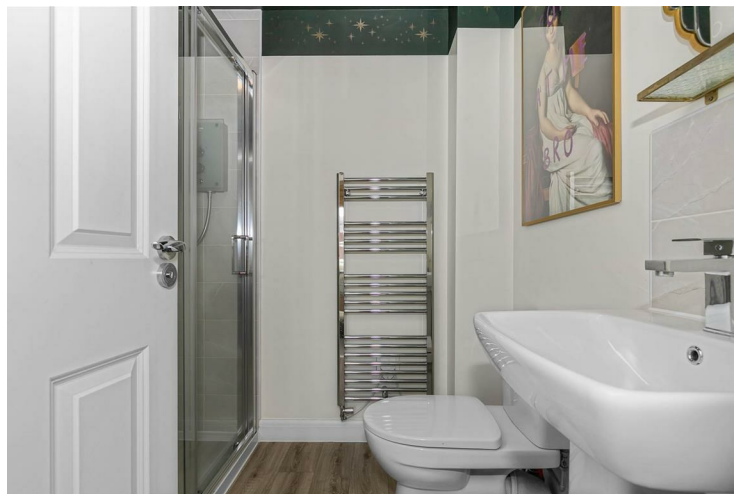
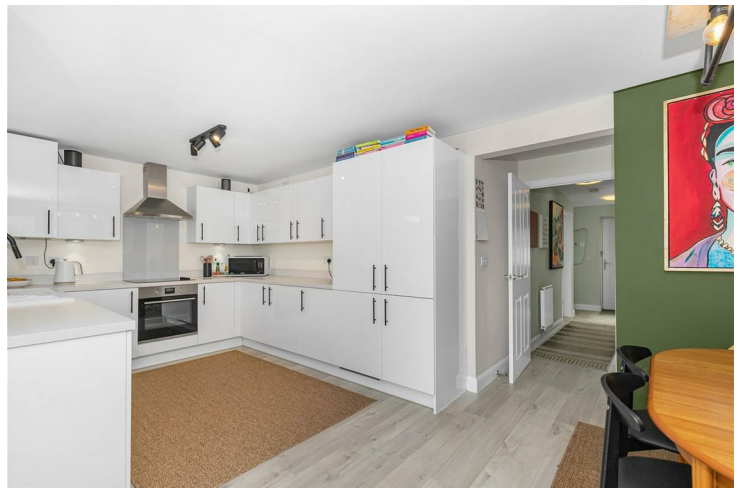
### Utility Room

6 x 4'4 (1.83m x 1.32m)

Double glazed obscure window to the side, space washing machine, built in shelving, LVT flooring, extractor.

### Landing

Double glazed window to the side, access to the loft space (part boarded), built in storage cupboard with shelving, smoke detector.



Bedroom One  
11'11 x 10'3 (3.63m x 3.12m)  
Double glazed window to the front, radiator, recess area.

En-Suite  
Built in double shower cubicle with shower over, heated towel rail, extractor, low level w.c., pedestal wash hand basin, shaver point.

Bedroom Two  
10'6 x 10'3 (3.20m x 3.12m)  
Double glazed window to the rear, radiator.

Bedroom Three  
14'4 x 9'9 (4.37m x 2.97m)  
Double glazed window to the front, radiator.

Bedroom Four  
9'2 x 7'1 (2.79m x 2.16m)  
Double glazed window to the rear, radiator, picture rail.

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

Rear Garden  
Paved patio area, side access gate, astro turf area, further paved area to the rear, pebble area, planted border, tap, lighting, outside power point.

Garage  
Detached garage, power and lighting, up and over door, fitted work bench.

Front  
Tarmac area providing off street parking in front of the garage, lighting, side access, lawned area, path to the front door, lighting.

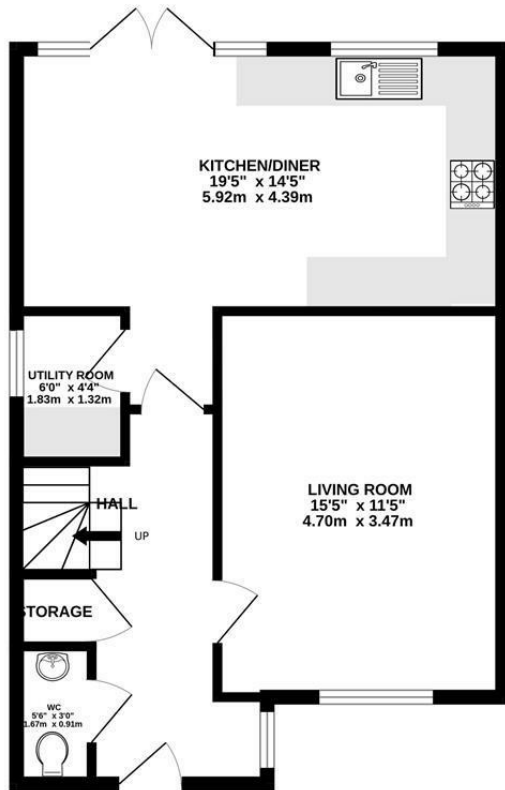


| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 94        |
| (81-91) B                                   | 84      |           |
| (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                     |         |           |

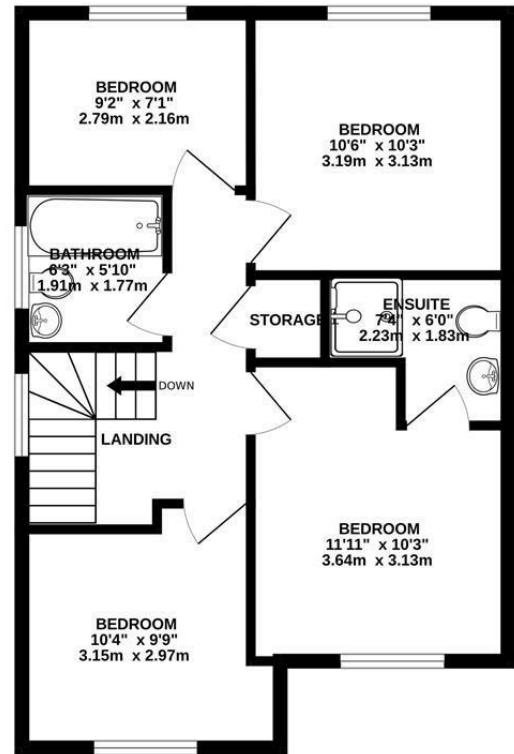
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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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