



**Church Road,
Bristol, BS36 2NJ**

**PRICE: Offers In
Excess Of £500,000**

Property Features

- Detached Family Home
- Three Storeys
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Two En-Suites
- Garage & Off Street Parking
- Well Presented Throughout

Full Description

Entrance Hall

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

Cloakroom

Double glazed obscure window to the front, low level w.c., wash hand basin, tiled splash-backs, radiator, textured ceiling.

Lounge

17'6 x 11'7 (5.33m x 3.53m)

Double glazed window to the front, feature fireplace, gas point, coved and textured ceiling, laminate flooring, television point.

Dining Room

11 x 10'7 (3.35m x 3.23m)

Double glazed patio doors to the rear, radiator, laminate flooring, coved and textured ceiling.

Kitchen

12'2 x 11'1 (3.71m x 3.38m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for fridge freezer, built in electric double oven and gas hob with extractor over, tiled splash-backs, one and a half bowl single drainer sink unit with mixer tap over, wall mounted shelf, fold down breakfast bar, wine rack, television point, smoke detector, textured ceiling, radiator.

Utility Room

9'1 x 5'9 (2.77m x 1.75m)

Double glazed door to the rear garden, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit, space for washing machine, wall mounted boiler, textured ceiling, extractor.

Landing

Stairs rising to the second floor landing, smoke detector, double glazed window to the side.



Bedroom Two
13'0 x 11'1 (3.96m x 3.38m)
Double glazed window to the front, radiator, laminate flooring, textured ceiling, built in wardrobe with hanging space.

En-Suite
Double glazed obscure window to the side, low level w.c., pedestal wash hand basin, built in shower cubicle with shower over, tiled splash-backs, shaver point, textured ceiling.

Bedroom Three
11'7 x 10'11 (3.53m x 3.33m)
Double glazed window to the rear, radiator, textured ceiling.

Bedroom Four
9'6 x 8 (2.90m x 2.44m)
Double glazed window to the front, radiator, laminate flooring, textured ceiling, television point.

Bathroom
Double glazed obscure window to the rear, panelled bath with shower attachment over, low level w.c., tiled splash-backs, heated towel rail, textured ceiling, shaver point.

Second Floor Landing

Bedroom One
15'10 x 13'5 (4.83m x 4.09m)
Double glazed windows to the side, radiator, eaves storage cupboard, built in wardrobe with hanging space and lighting.

En-Suite
Low level w.c., wash hand basin with mixer tap over, heated towel rail, extractor.

Rear Garden
Enclosed be fencing, storage shed to the side, paved patio area, laid to lawn, planted borders, tap.

Front
Block paved driveway providing off street parking, access to side storage shed, planted border, tap.

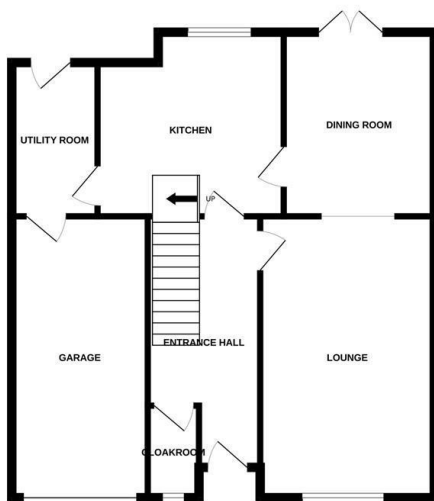
Garage
Single garage with electric up and over door, power and lighting, smoke detector, access to loft space, textured ceiling.



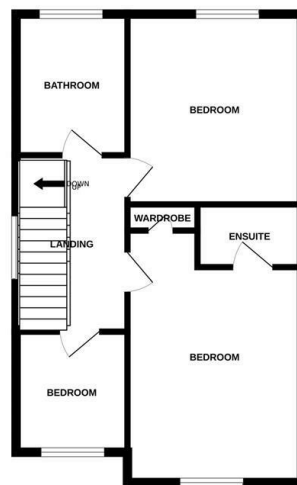
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

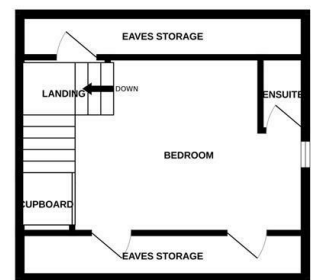
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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