



**South View Crescent,
Bristol, BS36 2LW**

**PRICE: Offers Over
£450,000**

Property Features

- Semi Detached Home
- Four Bedrooms
- Large Kitchen/Diner/Family Room
- Utility Room
- Super Quiet Location
- Good Sized Garage
- Beautifully Presented



Full Description

Hallway

Double glazed patio door to porch, composite door to hallway with stairs rising to 1st floor landing and doors to;

Living Room

14'0" x 10'11" (4.27 x 3.33)

Double glazed window to front radiator, TV and telephone points.



Kitchen/Diner/Family Room

20'6" x 20'0" (6.26 x 6.12)

Kitchen comprising of a range wall and base of units with Quartz worktop over, tiled splash backs, one and a half bowl sink with mixer tap, space for range gas cooker with integrated dishwasher. Tiled floor electric under floor heating, door to Double glazed window to rear, double glazed French doors to garden, three Velux windows, spotlights, understairs pantry cupboard.

Utility Room

A range of base and larder units with work surface over, space for washing machine, tiled floor and double glazed obscure door to rear garden. Electric panel radiator and doors to;



Cloak Room

Suite comprising of low-level WC, vanity hand wash basin with mixer tap and tiled splashback. Extractor fan and tiled floor.

Landing

Access to loft and doors to;

Principle Bedroom

15'8" x 12'0" (4.79 x 3.66)

Double glazed window to front, radiator, strip wood floors and door to;



Ensuite
9'8" x 4'11" (2.96 x 1.52)
Double glazed obscure window to rear, suite comprising of a double walk-in shower with electric shower, low-level WC, pedestal hand wash basin with mixer tap fully tiled walls and floor. Extractor fan radiator and door to storage cupboard.

Bedroom 2
11'11" x 9'11" (3.64 x 3.03)
Double glazed window to front, radiator and storage cupboard

Bedroom 3
11'11" x 9'8" (3.65 x 2.97)
Double glazed window to rear and radiator.

Bedroom 4
8'0" x 6'6" (2.46 x 1.99)
Double glazed window to rear and radiator.

Bathroom
Double glazed obscure window to rear, suite comprising of panel bath with shower attachment over, pedestal hand wash basin with mixer tap, low level WC and radiator. Fully tiled walls and floor. Extractor fan.

Garden
Mainly laid to lawn enclosed by fencing. Decking areas.

Garage
With electric roller door, storage cupboard privacy door to utility room.

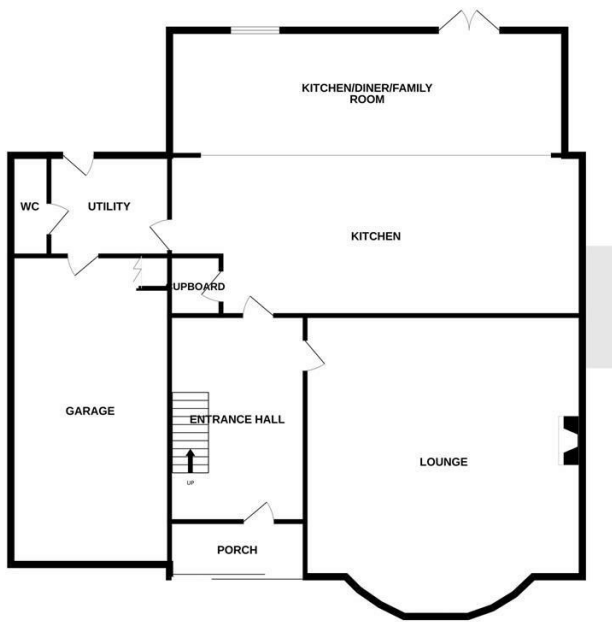
Frontage
Block paved offstreet parking for at least three cars.



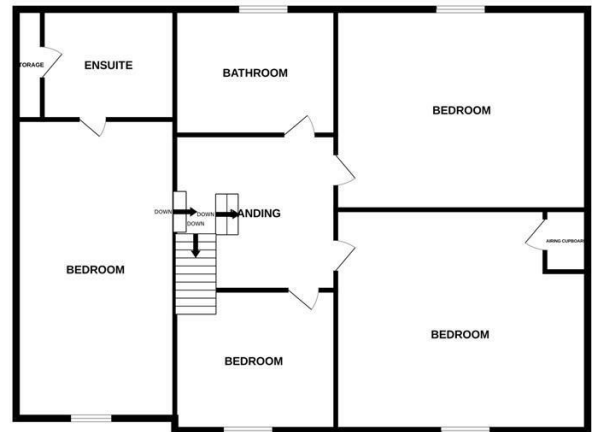
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	79
England & Wales	EU Directive 2002/91/EC	

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



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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