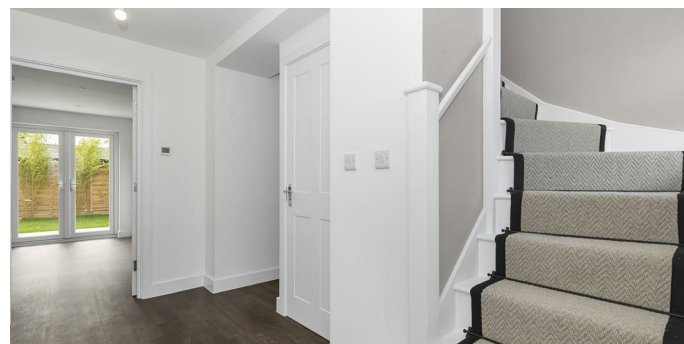




**Church Road,
Bristol, BS36 2BJ**

PRICE: £750,000

Property Features

- Five Bedrooms
- Detached Home
- Large Open Plan Kitchen/Diner/Family Room
- Completely Renovated
- Under Floor Heating
- No Onward Chain
- Popular Village Location

Full Description

Entrance Hallway

Solid wood door and double glazed window to entrance hallway, Storage cupboard housing electric consumer unit, stairs rising to 1st floor landing, double glazed window to front, underfloor heating control and Doors to;

Kitchen/Diner/Family Room

Kitchen comprises of a range of wall, base and larder units with, integrated fridge freezer, integrated microwave, integrated oven and integrated dishwasher and stainless steel sink with mixer tap. Induction hob with granite work surfaces and granite splashback, open to living room area with television and Internet connection points, Two double glazed windows to rear, double glazed French doors to rear garden, spotlights and underfloor heating control.

Reception Room

Double glazed window to front, radiator and under floor heating control, TV and Internet connection points.

Utility Room

Double glazed window to front, double glazed obscure door to side, a range of base and units and larder unit, stainless steel sink with mixer tap. Cupboard housing boiler and underfloor heating control.

Cloak Room

Vanity low-level WC, vanity hand wash basin with mixer tap and tiled splashback, spotlights and extractor fan.

Landing

Double glazed window to front, radiator and stairs rising to 2nd floor landing

Principle Bedroom

Double glazed window to front, TV / Internet connections radiator and door to;



En-suite
Double glazed obscure window to rear, suite comprising of a vanity low level WC, vanity hand wash basin with mixer tap and tiled splashback, fully tiled shower cubicle with mains waterfall shower, spotlights, extractor fan, heated towel rail and shaver point. Fully tiled floor.

Bedroom Two
Double glazed window to rear, TV and Internet point, radiator, under stairs storage cupboard and door to;

Bedroom Three
Double glazed window to front, radiator, TV and Internet connection points, door to airing cupboard housing hot water cylinder.

Jack and Jill Bathroom
Fully tiled double shower cubicle with mains waterfall shower, vanity hand wash basin with mixer tap and tiled splashback. Vanity low level WC, double glazed obscure window to side, spotlights, extractor fan and tiled floor. Door to;

Family Bathroom
Double glazed obscure window to rear, suite comprising of a freestanding bath with mixer tap and shower attachment. Vanity low-level WC, vanity hand wash basin with mixer tap and splashback, part tiled walls with inset storage shelf and lighting. Spotlights, extractor fan, fully tiled floor and heated towel rail.

Second Floor Landing
Second floor landing, double glazed Velux window to rear spotlights, radiator and doors to

Bedroom Four
Double glazed window to front, eaves storage, radiator, spotlights, wardrobe area and door to;

Cloak Room
Low level WC, hand wash basin with mixer tap and splashback, spotlights extractor fan and tiled floor.

Bedroom Five
double glazed window to front TV and Internet points spotlights and radiator

Rear Garden
South westerly facing garden. Patio, gravel and lawned areas, enclosed fencing, shrubs and trees. Side gate to front.

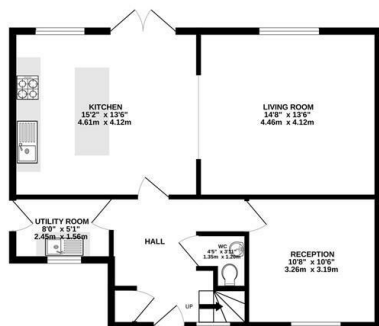
Frontage
Mainly laid with tarmac and grass, enclosed by walling and fencing.



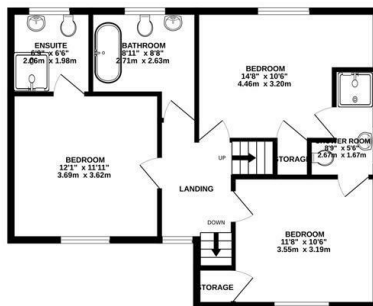
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	83
England & Wales	EU Directive 2002/91/EC	

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



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