



**Christy Close,
Bristol, BS36 2FS**

**PRICE: Asking Price
£750,000**

Property Features

- Executive Detached House
- Five Bedrooms
- Two En-Suites
- Three Reception Rooms
- Open Plan Kitchen/Breakfast/Family Room
- Cloakroom
- Utility Room
- Detached Double Garage
- Cul De Sac Location
- Beatifully Presented Throughout

Full Description

Entrance Hall

Stairs rising to the first floor landing, under stairs storage cupboard, radiator, smoke detector, wall mounted thermostat.

Cloakroom

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

Study

11'7 x 8 (3.53m x 2.44m)

Double glazed window to the front, radiator.

Dining Room

14'6 x 13'3 (4.42m x 4.04m)

Double glazed bay window to the front, radiator.

Living Room

17'2 x 11'7 (5.23m x 3.53m)

Double glazed French doors to the rear, radiator, television point.

Kitchen/Breakfast/Family Room

22'8 x 22'7 (6.91m x 6.88m)

Double glazed windows to the rear and side, double glazed French doors to the rear, fitted with a range of wall and base units with granite work-surfaces over, tiled splash-backs, inset one and a half bowl sink with mixer tap over, integrated dishwasher, integrated fridge/freezer, built electric oven and 6 ring gas hob with extractor over, central island with cupboards below, two radiators, tiled flooring, ceiling spot lighting, built in storage cupboard.

Utility Room

8'1 x 5'6 (2.46m x 1.68m)

Double glazed door to the side, fitted with a range of wall and base units with granite work-surfaces over, space for washing machine, space for tumble dryer, radiator, wall mounted cupboard housing boiler, stainless steel sink with mixer tap over, radiator, tiled flooring, extractor.

Landing

Smoke detector, built in airing cupboard housing tank, radiator.



Bedroom One
14'11 x 12'7 (4.55m x 3.84m)
Double glazed windows to the front and side, radiator, built in wardrobes with hanging space and shelving.

En-Suite
Double glazed obscure window to the side, ceramic double bowl vanity sink unit. tiled splash-backs, built in double shower cubicle with shower over, low level w.c., ceiling spot lighting, extractor.

Bedroom Two
13'9 x 11'1 (4.19m x 3.38m)
Two double glazed window to the rear, radiator, built in wardrobes with hanging space and shelving, television point.

En-Suite
Double glazed obscure window to the rear, built in double shower cubicle with shower over, pedestal wash hand basin, low level w.c., part tiled walls, ceiling spot lighting, extractor, heated towel rail, laminate flooring.

Bedroom Three
11'5 x 11'1 (3.48m x 3.38m)
Double glazed window to the front, radiator.

Bedroom Four
11'4 x 9'10 (3.45m x 3.00m)
Double glazed window to the rear, radiator, built in wardrobes with hanging space and shelving.

Bedroom Five
9'8 x 8' (2.95m x 2.44m)
Double glazed window to the front, radiator.

Family Bathroom
Double glazed obscure window to the rear, built in shower cubicle with shower over, pedestal wash hand basin, low level w.c., panelled bath, heated towel rail, part tiled walls, ceiling spot lighting, extractor.

Rear Garden
Enclosed by walling and fencing, mainly laid to lawn, planted borders, decking area, gravelled area, tap, lighting, rear access gate leading to garage and parking.

Detached Double Garage
With Two electric up and over doors, power and lighting, storage above.

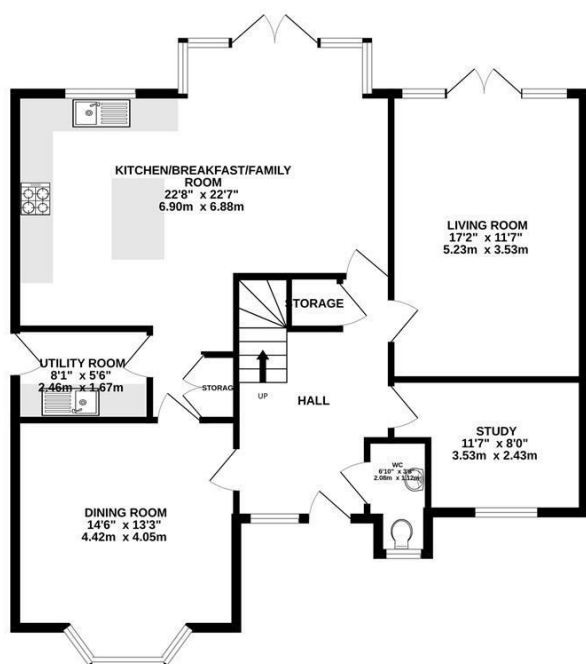
Front
Path leading to front door, laid to lawn, lighting.



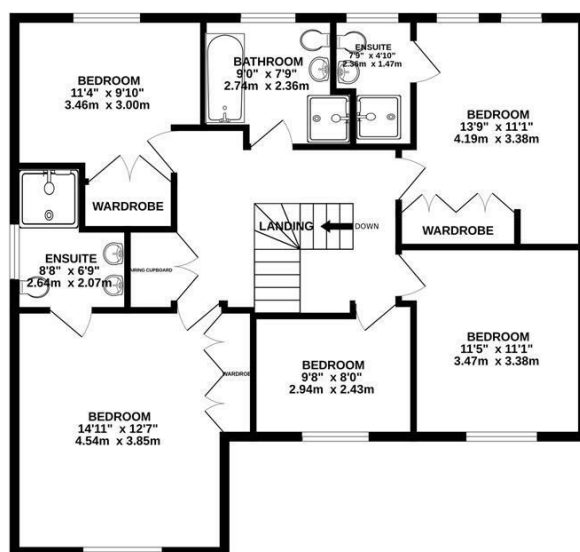
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	83
England & Wales	EU Directive 2002/91/EC	

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
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 1952 sq.ft. (181.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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