**Goose Green,
Bristol, BS36 2EB**

PRICE: £675,000

Property Features

- **Detached Home**
- **Five Double Bedrooms**
- **Large Kitchen /Diner**
- **Utility Room**
- **Beautifully Presented**
- **Two Ensuites**
- **Village Location**

Full Description

Entrance Hallway
Composite front door to hallway, alarm panel, spot lights and stairs rising to first floor landing. Doors to:

Study
9'6" x 6'11" (2.9 x 2.11)
Double glazed window to front, TV and network point. Door to under stairs storage cupboard.

Kitchen/Diner
17'1" x 15'8" (5.21m x 4.8m)
Double glazed window to front and double glazed bi-fold doors to rear garden. The modern matt grey kitchen comprises of wall and base units with granite work surface and up stands over. One and a half bowl sink with mixer tap, 5 ring gas hob with extractor over, USB charging sockets , TV points and spotlights. Integrated appliances include freezer, oven microwave and warming drawer and dishwasher.

Living Room
16'0" x 14'4" (4.9m x 4.37m)
Double glazed bi-fold doors to rear garden, TV and network points.

Utility Room
9'6" x 7'1" (2.92 x 2.18)
A range of wall and base units with stone work top over, inset sink with mixer tap. Space for washing machine and space for tumble dryer. Door to garage and cupboard housing combi boiler. Integrated freezer.

Landing
Oak spindles and hand rail leading to first floor. Radiator, and doors to:

Bedroom 2
12'2" x 10'2" (3.73m x 3.12m)
Double glazed window to rear, radiator and TV point. Fitted wardrobe with hanging and shelving space. Door to:

Ensuite
Double glazed obscure window to side, Suite comprising of low level w.c, hand wash basin with mixer tap with tiled splash backs. Fully tiled double shower cubicle with mains shower, tiled floor, shaver point, spotlights and extractor. Towel Radiator.

Bedroom 3
14'4" x 9'8" (4.37m x 2.95m)
Double glazed window to rear, radiator and TV point.

Bedroom 4
12'7" x 9'6" (3.84m x 2.92m)
Double glazed window to front, radiator and TV point.

Bedroom 5
12'2" x 9'6") (3.73m x 2.92m))
Double glazed window to front, radiator and TV point.

Bathroom
Double glazed obscure window to side, low level w/c, pedestal hand wash basin with mixer tap, panelled bath with mains waterfall shower over. Part tiled walls and floor, extractor and spot lights.

Landing
With Oak balustrade and light tunnel. Door to:

Master Bedroom
15'7" x 14'10" (4.77 x 4.54)
Two double glazed velux windows to rear, large eaves storage cupboard one housing hot water cylinder. Tv point and radiator.

Ensuite
Velux window to rear, suite comprising of a double vanity sink with mixer tap and low level w/c. Fully tiled double shower cubicle with mains shower, tiled floor, heated towel rail. Spot lights and extractor fan.

Garage
With electric up and over door,under floor heating controls. Power and light.

Frontage
With local stone walling and parking for two cars. Block paving. Steps to front door. Lawned area and car charging point.
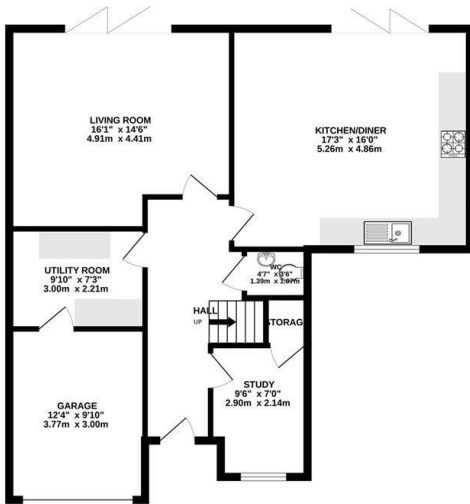
Rear Garden
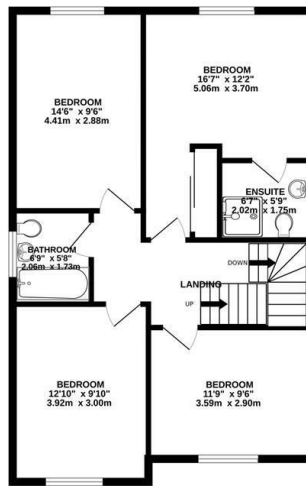Side access, good sized patio area with steps rising to lawn. Enclosed by fencing.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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 (CO₂) Rating

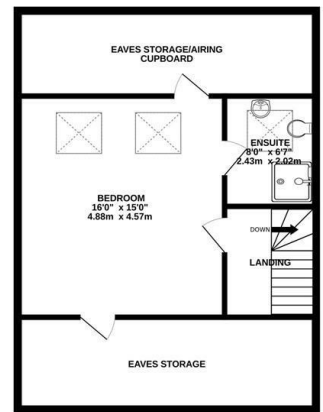|	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.

2ND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

GROUND FLOOR

LIVING ROOM
16'1" x 14'6"
4.91m x 4.41m

KITCHEN/DINER
17'3" x 16'0"
5.26m x 4.86m

UTILITY ROOM
9'10" x 7'3"
3.00m x 2.21m

WC
4'7" x 6'6"
1.39m x 2.0m

HALL
UP

STORAGE

STUDY
9'6" x 7'0"
2.90m x 2.14m

GARAGE
12'4" x 9'10"
3.77m x 3.00m

1ST FLOOR

BEDROOM
14'6" x 9'6"
4.41m x 2.88m

BEDROOM
16'7" x 12'2"
5.06m x 3.70m

ENSUITE
6'7" x 5'9"
2.02m x 1.75m

BATHROOM
6'9" x 5'8"
2.06m x 1.73m

LANDING
DOWN
UP

BEDROOM
12'10" x 9'10"
3.92m x 3.00m

BEDROOM
11'9" x 9'6"
3.59m x 2.90m

2ND FLOOR

EAVES STORAGE/AIRING CUPBOARD

ENSUITE
8'0" x 6'7"
2.43m x 2.02m

BEDROOM
16'0" x 15'0"
4.88m x 4.57m

DOWN

LANDING

EAVES STORAGE

TOTAL FLOOR AREA : 2230 sq.ft. (207.2 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.
Made with Metropix ©2024

4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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