



**Bristol Road,  
Bristol, BS36 2AX**

**PRICE: Asking Price  
£550,000**



## Property Features

- Significantly Extended Stone Fronted Cottage
- Arranged Over Three Floors
- Six Bedrooms
- Three Reception Rooms
- 21' Kitchen/Dining/Family Room
- Cloakroom
- Bathroom & Shower Room
- Rear Garden Approximately 173ft Long
- Beautifully Presented Throughout
- Off Street Parking for Several Vehicles

## Full Description

### Entrance Hall

Double glazed window to the front, Karndean flooring, radiator, coved ceiling, stairs rising to the first floor landing, under stairs storage cupboard.

### Cloakroom

Loe level w.c., vanity wash hand basin, part tiled walls, radiator, ceiling spot lighting (motion sensored), Karndean flooring.

### Utility & Study

12'8 x 7'9 (3.86m x 2.36m)

Two double glazed windows to the front, wall mounted storage cupboards, radiator, space for washing machine, space for tumble dryer, Karndean flooring, smoke detector.

### Living Room

14'9 x 12'8 (4.50m x 3.86m)

Feature fireplace with wood burning stove, Karndean flooring, coved ceiling, smoke detector, radiator, opening to the kitchen/dining/family room.

### Snug/Reception Room

11'10 x 10'7 (3.61m x 3.23m)

Feature fireplace with multi fuel burning stove, Karndean flooring, smoke detector, radiator.

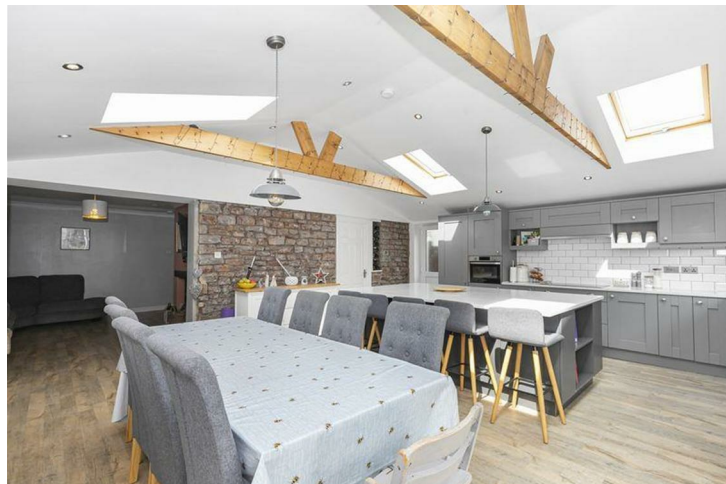
### Kitchen/Dining/Family Room

21'6 x 18'4 (6.55m x 5.59m)

Double glazed bi-folding doors to the rear garden, double glazed window to the rear, double glazed door to the side, four double glazed Velux windows, fitted with a modern range of wall and base units with 'Fasa Stone' work-surfaces over, central island with storage cupboards and shelving below, wine cooler and breakfast bar, two built in electric ovens, integrated microwave, built in induction hob with extractor over, integrated dishwasher, inset one and a half bowl ceramic sink unit with mixer tap over and electric water heater below, tiled splash-backs, Karndean flooring, three radiators, exposed stone walling, beamed ceiling, ceiling 'smart' spot lighting.

### First Floor Landing

Double glazed obscure window to the side, smoke detector, radiator, stairs rising to the second floor.





**Bedroom**  
 11'10 x 10'7 (3.61m x 3.23m)  
 Double glazed window to the rear, radiator, exposed brick walling, smoke detector.

**Bedroom**  
 12'10 x 12'2 (3.91m x 3.71m)  
 Double glazed window to the rear, radiator, exposed brick walling, alcove with hanging space and drawers, smoke detector, radiator.

**Bedroom**  
 10'4 x 9'8 (3.15m x 2.95m)  
 Double glazed window to the front, radiator, built in airing cupboard housing boiler (approximately 1 year old), smoke detector.

**Bedroom**  
 8'6 x 8'1 (2.59m x 2.46m)  
 Double glazed window to the front, radiator, smoke detector.

**Bathroom**  
 Double glazed obscure window to the front, panelled bath with shower over, pedestal wash hand basin, low level w.c., fully tiled walls, wall mounted storage cupboard.

**Second Floor Landing**  
 Eaves storage cupboards, double glazed Velux window to the front, smoke detector.

**Bedroom**  
 12'1 x 8'6 (3.68m x 2.59m)  
 Double glazed window to the rear, radiator, exposed brick walling, smoke detector.

**Bedroom**  
 12'1 x 8'6 (3.68m x 2.59m)  
 Double glazed window to the rear, radiator, exposed brick walling, smoke detector.

**Shower Room**  
 Two double glazed Velux windows to the front, walk in shower cubicle with shower over, vanity wash hand basin, low level w.c., tiled flooring, heated towel rail, extractor, part tiled walls.

**Rear Garden**  
 173'10" (53)  
 Large rear garden approximately 160ft long, mainly laid to lawn, decking area, BBQ patio area, enclosed by fencing, side access, summer house with power, storage shed, raised planted borders, mature trees including plum, apple and pear, wood store to the rear, compost area, tree house with mud kitchen below.

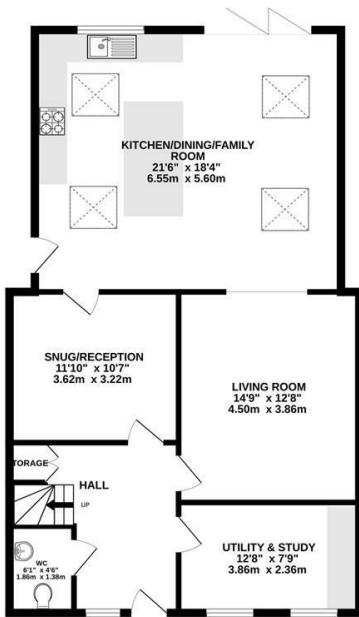
**Front**  
 Gravelled driveway providing off street parking for several vehicles, wood store, bin store, storage shed, side access to rear garden, tap, cupboard housing meters, mature trees, planted borders.



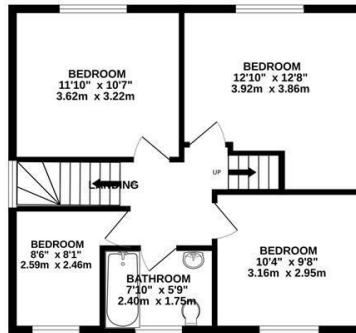
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		68	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

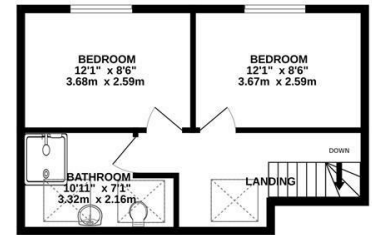
GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 sq.m.) approx.  
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