aj homes

Staverton Close,
Bristol, BS34 6AH

PRICE: Offers In Excess Of £350,000

Property Features

- **Extended Three Bedroom Semi Detached**
- **Living Room**
- **Kitchen/Dining Room**
- **Downstairs Shower Room**
- **Modern Fitted Kitchen**
- **Tandem Double Garage**
- **Cul De Sac Location**
- **Corner Plot**
- **No Onward Chain**

Full Description

Entrance Hall
Under stairs storage cupboard, stairs rising to the first floor landing, double glazed leaded light window to the front.

Living Room
21' x 11'1 (6.40m x 3.38m)
Double glazed leaded light window to the front, feature gas fire, two radiators.

Shower Room
Double glazed obscure window to the side, built in shower cubicle with shower over, part tiled walls, pedestal wash hand basin, low level w.c.

Kitchen/Dining Room
18'10 (max) x 16'4 (max) (5.74m (max) x 4.98m (max))
Double glazed window to the rear, double glazed French doors to the side, door to the side porch, fitted with a range of high gloss wall and base units with work-surfaces over, built in electric double oven and gas hob with extractor over, tiled splash-backs, two radiators, integrated fridge, space for washing machine, breakfast bar, laminate flooring, textured ceiling, space for dining table.

Conservatory
7'5 x 7'4 (2.26m x 2.24m)
Double glazed windows to the front, side and rear, door to the garden, tiled flooring, built in cupboards.

Landing
Double glazed window to the side, access to the loft space (part boarded with ladder).

Bedroom One
12'11 x 10'7 (3.94m x 3.23m)
Double glazed leaded light window to the front, radiator, built in wardrobe with hanging space and shelving.

En-Suite Shower Room
Built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, part tiled walls.

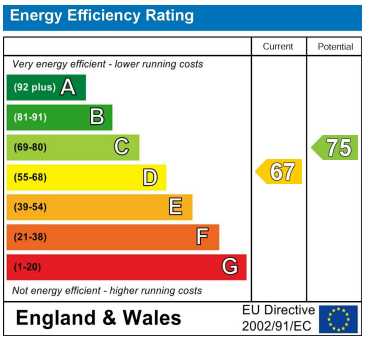
Bedroom Two
11'3 x 9'9 (3.43m x 2.97m)
Double glazed window to the rear, fitted wardrobes with hanging space and shelving and over head storage cupboards, radiator.

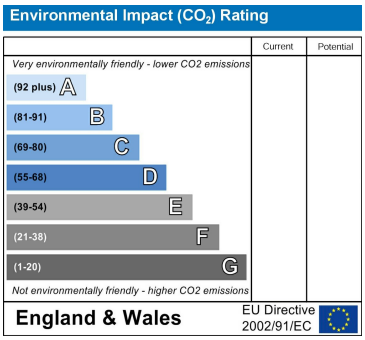
Bedroom Three
8'9 x 7'9 (2.67m x 2.36m)
Double glazed window to the rear, fitted wardrobes, fitted drawers, radiator.

Garage
Tandem garage with up and over door, power and lighting.

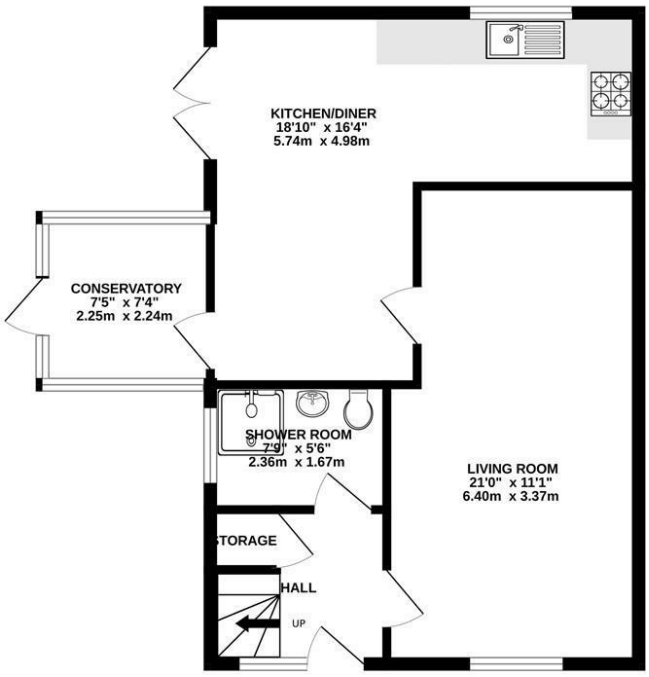
Garden
Corner plot garden, mainly laid to lawn with mature planted borders, paved patio area, side access, storage shed, mature apple tree, tap.

Front
Driveway leading to garage providing off street parking, gravelled area to the front with mature shrubs, side access gate.

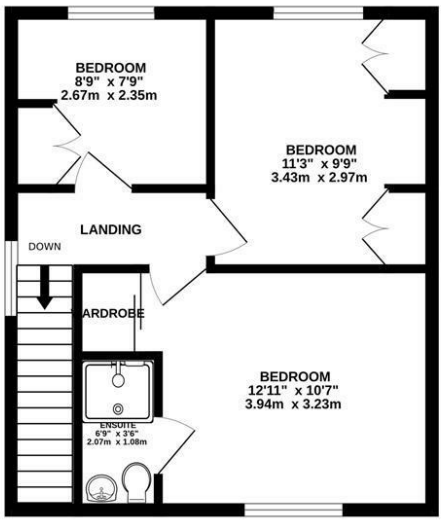




GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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.
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4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

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

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