



**Bourne Close,
BRISTOL, BS36 1PJ**

**PRICE: Offers In
Excess Of £400,000**

Property Features

- Extended Home
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Utility Room & WC
- Large Rear Garden
- Views Over Playing Field
- Garage & Driveway
- Prime Location

Full Description

Description

Situated in Bourne Close, Winterbourne, this extended semi-detached home is ideal for families seeking a prime village location. The home features two spacious reception rooms.

The property boasts a utility room and a convenient downstairs WC, enhancing the practicality of everyday living. The private garden, a haven for birds is a lovely retreat, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the home benefits from a garage and a driveway,

One of the features of this home is its prime location, backing onto a picturesque playing field. This not only offers a serene view but also provides easy access to outdoor activities, making it an excellent choice for those who appreciate nature and an active lifestyle.

Entrance Hall

Entrance via wooden door to entrance hall, stairs to first floor accommodation, under stairs cupboard, doors to lounge and kitchen, radiator.

Living Room

14'1 x 13'2 (4.29m x 4.01m)

UPVC double glazed window to front aspect, double radiator, coving, dado rail, laminate floor, feature fire place with cast iron surround and wooden mantle, glazed double doors to -

Dining Room + Study

10'6 x 9'10 + 9'10 x 8'7 (3.20m x 3.00m + 3.00m x 2.62m)

UPVC double glazed patio sliding doors to rear garden, two radiators, wooden flooring, coving, wall light points, door to -

Kitchen

11'2 x 9'4 (3.40m x 2.84m)

UPVC double glazed window to rear aspect, wall and base units with dresser style unit, laminate work surfaces, tiled splash backs, integral fridge, electric cooker and hob, tiled floor, double radiator, doors to entrance hall and utility room.



Utility Room
15'4 x 9'11 (4.67m x 3.02m)
Window to rear, tiled floor, oil central heating boiler, double radiator, door to garage, lobby, cloakroom and conservatory.

Cloakroom
6'1 x 5'5 (1.85m x 1.65m)
Obscure UPVC double glazed window to rear aspect, double radiator, WC, wash hand basin, tiled floor with soak away with potential for shower unit.

Conservatory
UPVC double glazed windows to 3 sides, French doors to rear garden, 2 x double radiators, laminate flooring, wall lights.

Lobby
Door to front garden.

Landing
Access to loft space, UPVC double glazed window to side aspect with views over the playing field.

Bedroom 1
13'7 x 13'4 (4.14m x 4.06m)
Two UPVC double glazed windows to front aspect, radiator, coving, built in wardrobe providing shelving and hanging rail.

Bedroom 2
13'4 x 9'0 (4.06m x 2.74m)
UPVC double glazed window to rear aspect, radiator, built in cupboard, coving.

Bedroom 3
10'0 x 8'8 (3.05m x 2.64m)
UPVC double glazed window to front aspect, dado rail, laminate flooring.

Bathroom
7'9 x 5'6 (2.36m x 1.68m)
Two obscure UPVC double glazed window to rear aspect, white suite comprising panelled bath with electric shower over, WC, pedestal wash hand basin, part tiled walls, wood flooring, double radiator, airing cupboard housing hot water tank.

Front Garden
laid to shingle and driveway providing off street parking for several cars, established hedge.

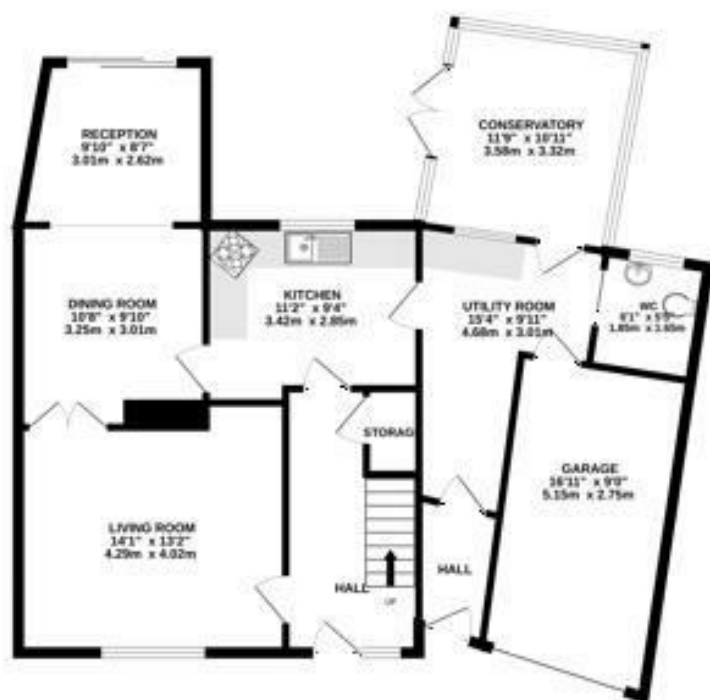
Rear Garden
Established garden, enclosed by fence and wire fence, laid mainly to lawn with shrubs and trees, oil tank, outside light and tap. Copper beech tree (TPO)



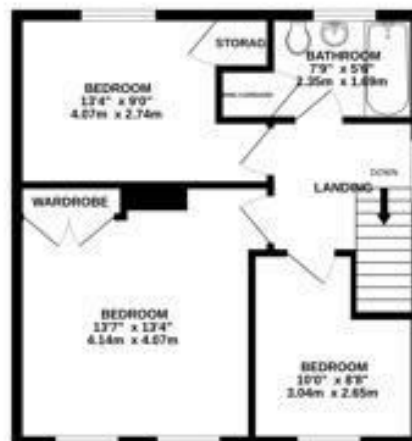
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72
	40	
England & Wales	EU Directive 2002/91/EC	

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
957 sq.ft (88.9 sq.m.) approx.



1ST FLOOR
472 sq.ft (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft (132.7 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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