



**Park Lane,  
Bristol, BS36 2ES**

**PRICE: £729,000**

## Property Features

- Detached Home
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility/WC
- Master Bedroom
- En-Suite Shower Room
- 3 Further Double Bedrooms
- Double Garage & Ample Parking
- Private Rear Garden
- No Onward Chain

## Full Description

Situated in a tranquil cul-de-sac on Park Lane, Frampton Cotterell, this beautiful property comprises modern kitchen/breakfast room, lounge and dining room and four generously sized bedrooms, it is ideal for families seeking a spacious and well maintained home.

The property is presented in immaculate condition, reflecting a high standard of care and attention to detail. Each room is designed to maximise light and space, creating a warm and welcoming atmosphere throughout, with the two well-appointed bathrooms to the first floor plus extra downstairs WC this well thought out design will appeal to the busy household.

A notable feature of this home is the detached double garage, offering secure parking and additional storage options. This is particularly advantageous for those with multiple vehicles or hobbies requiring extra space.

### Entrance Hall

Entrance via composite door with UPVC double glazed side panels to entrance hall, open tread stairs to first floor accommodation, coving, consumer unit, engineered oak flooring, doors to all ground floor accommodation.

### Living Room

UPVC double glazed windows to front and side aspects, oak flooring, wood burning stove, coving, double radiator, wall light points, archway to -

### Dining Room

UPVC double glazed patio sliding doors to rear garden, oak flooring, radiator, coving.

### Kitchen/Breakfast Room

UPVC double glazed windows to front and rear aspect, range of solid wood wall and base units in contrasting colour, quartz work surfaces, one and a half bowl sink unit with mixer tap, tiled splash backs, island with integral freezer under and space for tumble dryer, AEG built in double oven and five ring gas hob with cooker hood over, obscure UPVC double glazed door to driveway.



**WC/Utility Room**

Obscure UPVC double glazed window to rear aspect, Fitted wall and base units with plumbing for washing machine, one a half bowl sink unit with mixer tap, WC, part tiled walls, built in double cupboard, further cupboard housing central heating boiler, double radiator.

**Landing**

UPVC double glazed window to front aspect, radiator, built in storage cupboard, coving, doors to all first floor accommodation.

**Bedroom 1**

UPVC double glazed window to front and side aspect, radiator, coving, walk in wardrobe providing shelving and hanging with access to loft space, door to -

**En-Suite Shower Room**

Obscure UPVC double glazed window to side aspect, white three piece suite comprising walk in shower cubicle with Mira shower, pedestal wash hand basin, WC, heated towel rail, fully tiled walls.

**Bedroom 2**

UPVC double glazed window to rear aspect, radiator, wall light point, built in double wardrobe providing shelving and hanging space.

**Bedroom 3**

UPVC double glazed window to rear aspect, built in double wardrobe providing shelving and hanging, wall light point, radiator.

**Bedroom 4**

UPVC double glazed window to front aspect, wall light point, built in double wardrobe providing shelving and hanging space, radiator.

**Bathroom**

Obscure UPVC double glazed window to rear aspect, 4 piece suite comprising panelled bath, WC, pedestal wash hand basin, walk in shower cubicle with Mira shower, fully tiled, heated towel rail, extractor fan.

**Front Garden**

Laid mainly to lawn with pathway with front door, established shrub borders, driveway providing off street parking for 4 cars

**Double Garage**

Two up and over doors, power and light, side door to garden, power and light.

**Rear Garden**

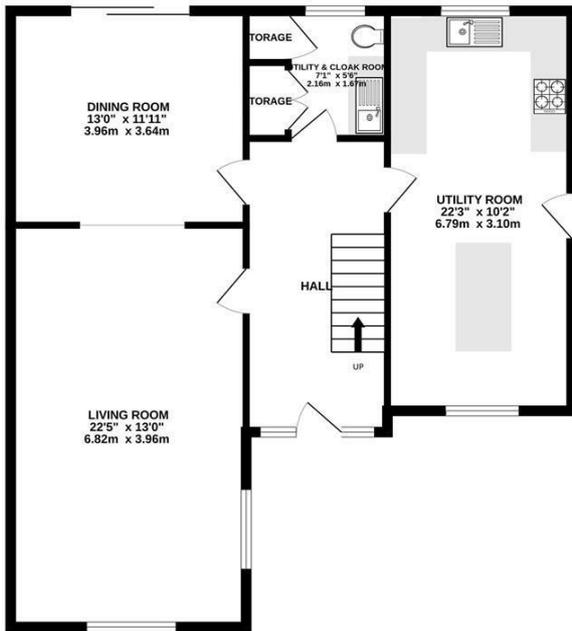
laid mainly to lawn, enclosed by fencing and wall, driveway providing access to garage, storage shed, raised decked seating area with lighting, established trees and shrubs.



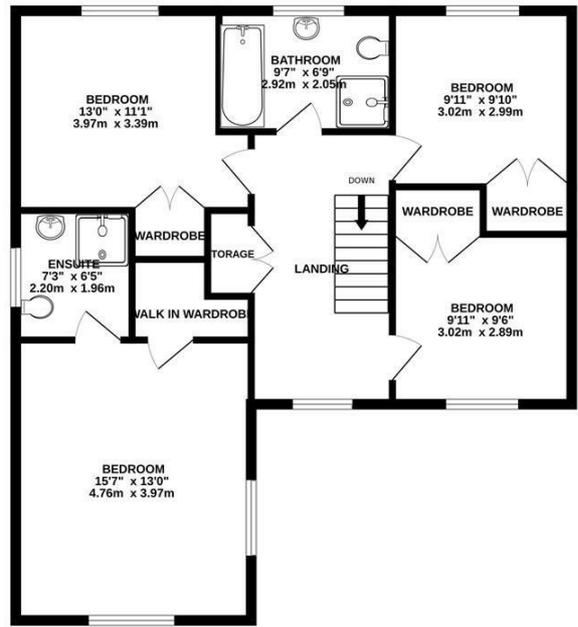
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 1686 sq.ft. (156.6 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