



**North Road,
Winterbourne, BS36 1PS**

**PRICE: Asking Price
£525,000**

Property Features

- Semi Detached Cottage
- Four Bedrooms
- Two Reception Rooms
- Large Garden
- Period Features
- Gas Central Heating
- Popular Location

Full Description

Entrance Porch

Composite door to porch. Double glazed window to front door leading to ;

Living Room

22'8" x 13'5" (6.92 x 4.09)

Double glazed window to front, window seat, radiator, stone built fireplace with woodburning stove, spotlights and open to;

Dining Room

Double glazed patio door to rear, double glazed window to rear, stairs rising to 1st floor landing door to;

Kitchen

11'6" x 11'4" (3.53 x 3.46)

Double glazed windows to rear, door to side, kitchen comprising of a range of wall and base units with work surface over, 1 and 1/2 bowl sink with mixer tap, tiled splashback and electric hob, oven, integrated fridge and access to loft area. radiator and open to;

Inner Hall

Space for coats, doors to;

Utility Room

11'4" x 7'7" (3.46 x 2.32)

Space for washing machine, space for tumble dryer and space for fridge freezer, wall mounted Worcester Bosch boiler and door to;

Cloak Room

Suite comprising of a low-level WC, hand wash basin, part tiled walls and radiator.

Landing

Stairs rising to 2nd floor landing, under stairs storage cupboard, radiator, spotlights, storage cupboard and doors to,



Bedroom 2
13'3" x 9'10" (4.04 x 3.00)
Double glazed window to front, vertical radiator, exposed natural stone walls, open fireplace, spotlights.

Bedroom 3
11'4" x 9'5" (3.46 x 2.88)
Double glazed window to rear, radiator and access to loft area.

Bedroom 4
13'3" x 8'8" (4.04 x 2.65)
Double glazed window to front, radiator and spotlights.

Bathroom
9'1" x 6'2" (2.79 x 1.89)
Double glazed obscure window to rear, suite comprising of a double walk- walk- in mains waterfall shower, pedestal hand wash basin, low level WC, freestanding bath with mixer tap and shower attachment. Part tiled walls, extractor fan, spotlights and heated towel rail.

Second Floor Landing
Double glazed Velux window to front, Eaves storage and door to;

Principle Bedroom
21'10" x 19'1" (6.66 x 5.84)
Two double glazed windows to rear, two Velox windows to front, spotlights, two radiators, eaves storage and built-in wardrobe.

Garage
With roller electric door light and power.

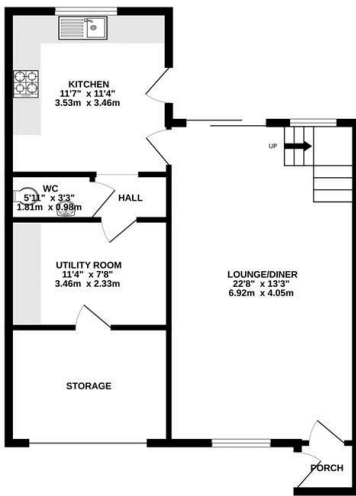
Garden
Large south easterly facing garden with formal sections laid to lawn and patio areas with outdoor kitchen. Marure shrubs and fruit trees. Chicken coop, a section of the garden has been used to raise piglets but is large enough and has potential for a summer house/ granny annex STPP.
To the front can be found a gravelled driveway for several cars and side access to the rear garden.



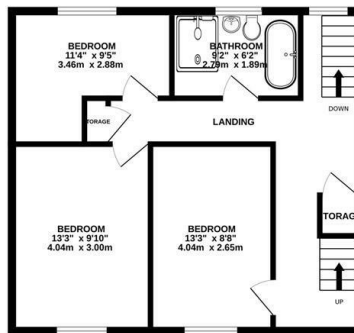
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
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Not environmentally friendly - higher CO ₂ emissions		
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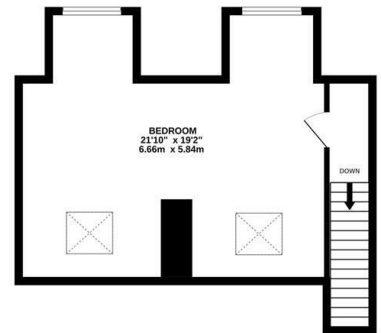
GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.5 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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