aj homes









Bristol Road,
Bristol, BS36 2AU

PRICE: Asking Price
£750,000

Property Features

- **Five Bedroom Detached Home**
- **Flexible accommodation**
- **Kitchen/Dining/Family Room**
- **Three En-Suite Bedrooms**
- **Double Garage with Utility Area**
- **Large Enclosed Rear Garden**
- **Solar Panels**
- **Off Street Parking**
- **10 Year New Home Warranty**
- **No Onward Chain**









Full Description

Entrance Hall
Stairs rising to the first floor landing, radiator, LVT flooring, wall mounted thermostat, under stairs storage cupboard, door to the garage, built in storage cupboard.

Bedroom Four
10'11 x 10 (3.33m x 3.05m)
Double glazed windows to the side and rear, radiator, television point, LVT flooring, ceiling spotlighting.

Bathroom
Panelled bath with shower over, vanity wash hand basin, low level w.c., LVT flooring, fully tiled walls, heated towel rail, extractor, ceiling spot lighting.

Bedroom Three
Double glazed windows to the side and rear, radiator, television point, ceiling spot lighting.

En-Suite
Double glazed obscure window to the side, low level w.c., vanity wash hand basin, built in shower cubicle with shower over. heated towel rail, fully tiled walls, ceiling spot lighting, extractor.

Bedroom Five
11'11 x 9'6 (3.63m x 2.90m)
Double glazed window to the side, radiator, ceiling spot lighting, television point.

Living Room
16'2 x 15'11 (4.93m x 4.85m)
Double glazed French doors to the rear, LVT flooring, two radiators, ceiling spot lighting, television point.

Kitchen/Dining/Family Room
20'4 x 17'8 (6.20m x 5.38m)
Double glazed French doors to the side and rear, double glazed windows to the side, fitted with a range of wall and base units with silestone work-surfaces over, integrated Bosch fridge/freezer, built in Bosch electric oven and induction hob with extractor over, integrated Bosch dishwasher, island with storage and breakfast bar, LVT flooring, wine rack, one and a half bowl insert sink with Quooker boiling hot water tap over, ceiling spot lighting, smoke detector, television point, radiator.



Landing
Ceiling spot lighting, access to the loft space, built in storage cupboard, wall mounted thermostat.

Bedroom One
21'8 x 15'11 (6.60m x 4.85m)
Double glazed bay window to the front, radiator, ceiling spot lighting, television point.



En-Suite Shower Room
Low level w.c., built in double shower cubicle with shower over, vanity wash hand basin, ceiling spot lighting, extractor, fully tiled walls, heated towel rail.

Bedroom Two
21'8 x 10'11 (6.60m x 3.33m)
Double glazed bay window to the rear, radiator, television points, ceiling spot lighting.



En-Suite Shower Room
Low level w.c., vanity wash hand basin, built in double shower cubicle with shower over, fully tiled walls, extractor, ceiling spot lighting, heated towel rail.

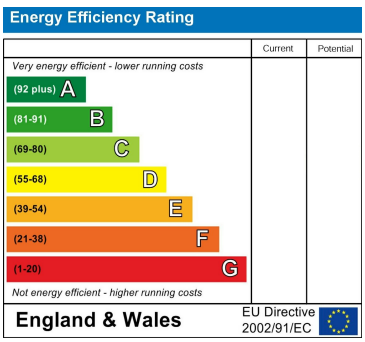
Double Garage
Electric up and over door, power and lighting, base units with work-surfaces over, floor standing boiler, stainless steel single drainer sink unit with mixer tap over.

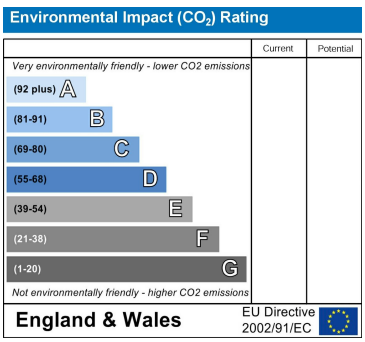
Front
Block paved providing off street parking in front of garage, lighting, EV charging point.

Rear Garden
Paved patio area, laid to lawn, tap to the side, side door to the garage, enclosed by fencing, side gate, lighting, power point.

NB
Please note several of these images are AI generated.

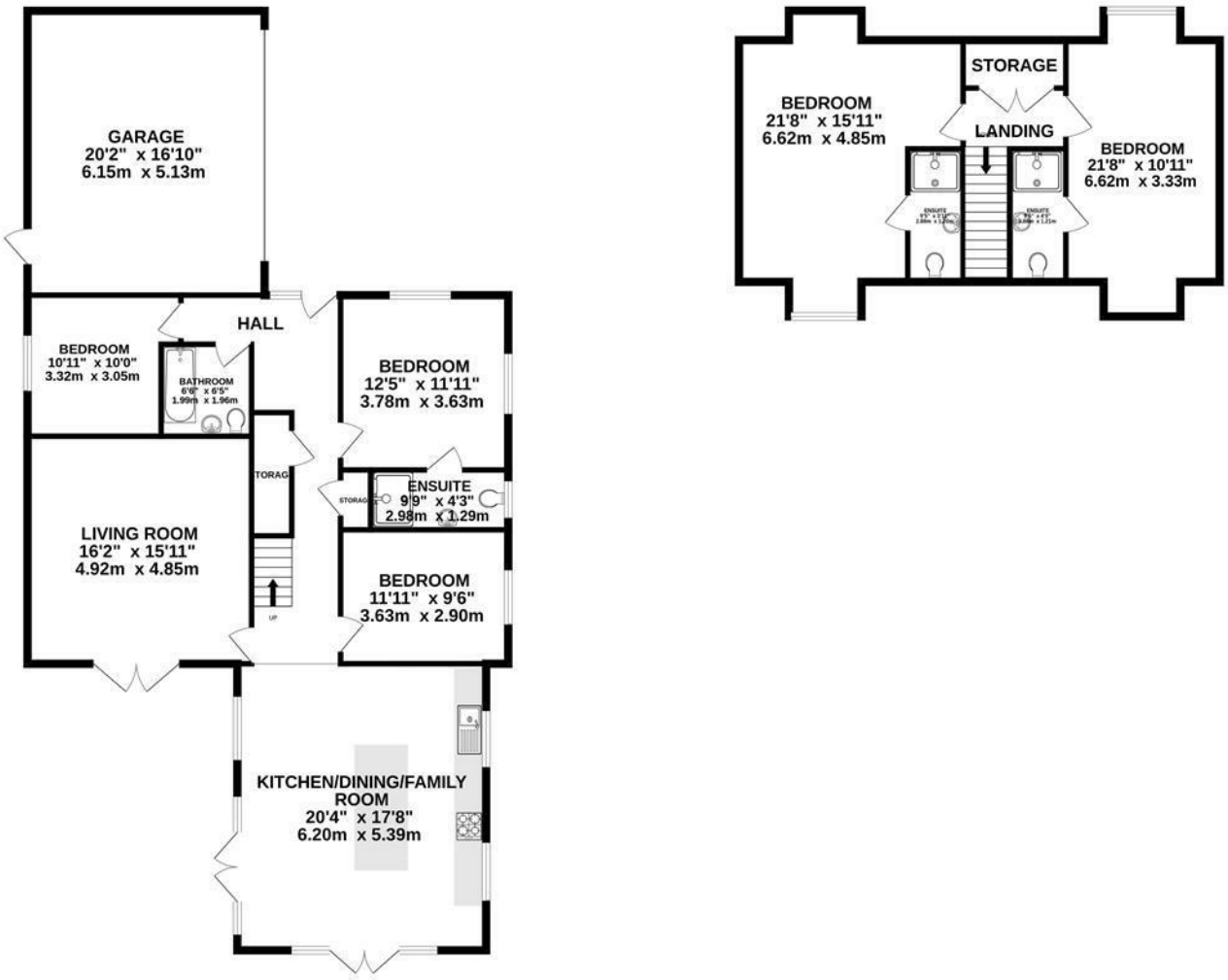






GROUND FLOOR
1592 sq.ft. (147.9 sq.m.) approx.

1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 2226 sq.ft. (206.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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