



Connells

Park Lane
Frampton Cotterell Bristol



Property Description

Nestled within a peaceful & highly sought-after neighbourhood, renowned for its excellent local schools, this charming end-terrace home offers comfort, character & practicality throughout.

Approached via a private driveway surrounded by mature greenery, the property welcomes you through a porch into a central hallway with access to the staircase, living room & kitchen. The bright living room features a large front-facing window & a cosy fireplace, creating the perfect space to relax.

To the rear, the kitchen offers a homely feel with a built-in oven and hob, ample storage & direct access to the garden. The dining room is flooded with natural light through large double doors opening onto the patio.

The beautifully maintained rear garden is a real highlight, featuring a stone patio, pathway, established planting, greenhouse & garden shed, with side access to the driveway and garage.

Upstairs, the landing provides access to three bedrooms, a family bathroom and a useful storage cupboard. The bathroom has a bath with overhead shower, wash hand basin & WC. The spacious master bedroom benefits from built-in wardrobes, additional storage cupboards & a large front-facing window. Bedroom two overlooks the garden, while the versatile third bedroom is ideal as a home office, nursery or playroom.

Offering well-proportioned accommodation, a wonderful garden & an excellent location, this delightful home is ideal for families, first-time buyers & those seeking their next move.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Porch

Hall

Access to living room, Kitchen and Stairway. Under Stairway storage. Radiator

Living Room

15' 7" x 11' 3" (4.75m x 3.43m)
Large Double Glazed Window, Gas + Electric Fireplace, Radiator

Kitchen

12' 8" x 8' 11" (3.86m x 2.72m)
Plenty of Storage Space, Space for Fridge/Freezer and washing machine. Built in oven and hob. Double glazed window and Door to garden, access to dining room.

Dining Room

12' 4" x 8' 11" (3.76m x 2.72m)
Big Double Glazed Window and Doors to Garden. Radiator

Garden

Driveway & Garage

Landing

White and Black Metal Landing. Access to Bathroom, Bedroom 1,2 & 3. Built in Storage Cupboard,

Bathroom

7' 6" x 7' 3" (2.29m x 2.21m)
Double glazed frosted window, Pedestal Toilet, Wash hand Basin, Bath with overhead shower, Towel Radiator

Bedroom 1

15' 5" x 10' 8" (4.70m x 3.25m)
Big Double Glazed Window, Built in Storage and Wardrobes. Radiator

Bedroom 2

12' 9" x 11' 11" (3.89m x 3.63m)

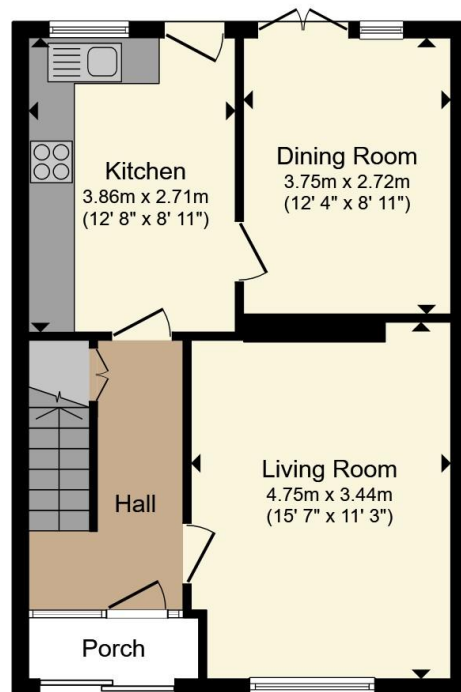
Double Glazed Window, Radiator

Bedroom 3

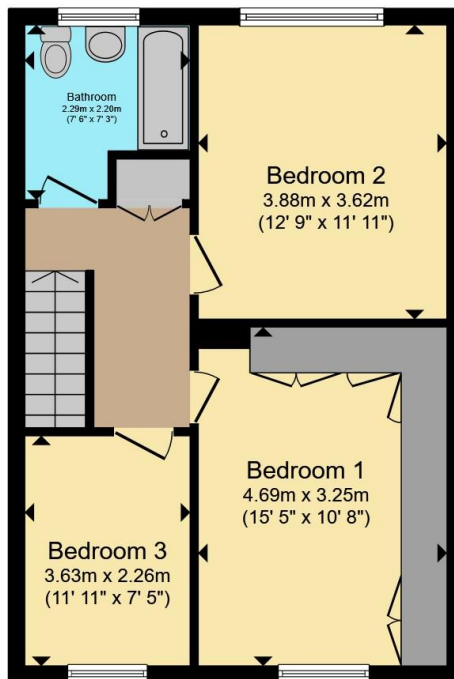
11' 11" x 7' 5" (3.63m x 2.26m)

Double Glazed Window, Radiator





Ground Floor



First Floor

Total floor area 90.8 m² (978 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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