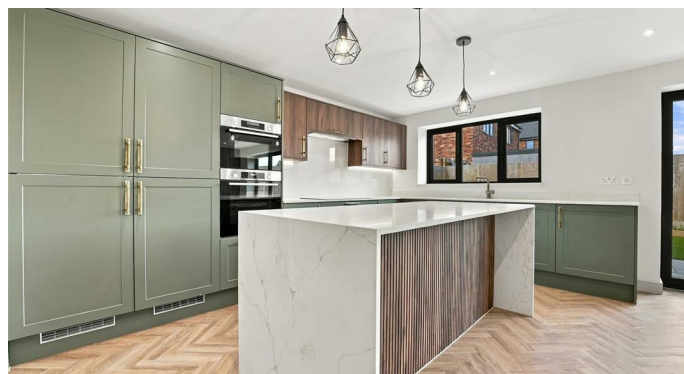




**Bristol Road,  
Frampton Cotterell, BS36 2AU**

**PRICE: Asking Price  
£599,000**

## Property Features

- **Brand New Detached Property**
- **Four Bedrooms**
- **Two En-Suites**
- **Open Plan Kitchen/Dining/Living Room**
- **Downstairs Bedroom**
- **Downstairs Cloakroom**
- **Second Reception Room**
- **Enclosed Westerly Facing Rear Garden**
- **Off Street Parking**
- **No Onward Chain**

## Full Description

### Entrance Hallway

LVT flooring, ceiling spot light, under floor heating.

### Cloakroom

LVT flooring, wall mounted wash hand basin, low level w.c., part tiled walls, extractor, spot light, wall mounted mirror, built in storage cupboard for washing machine and tumble dryer, under floor heating.

### Bedroom

13'2 x 12'5 (4.01m x 3.78m)

Double glazed window to the front, LVT flooring, television point, USB charging socket, wall mounted thermostat, ceiling spot lighting, under floor heating.

### En-Suite Shower Room

Double glazed obscure window to the side, built in double shower cubicle with shower over, extractor, wall mounted wash hand basin, LVT flooring, low level w.c., fully tiled walls, ceiling spot lighting, wall mounted mirror, under floor heating.

### Reception Room

11'8 x 7'4 (3.56m x 2.24m)

Double glazed window to the front, LVT flooring, television point, USB changing socket, wall mounted thermostat, under floor heating.

### Kitchen/Dining/Living Room

24'3 max x 17'9 max (7.39m max x 5.41m max)

Double glazed window to the rear, double glazed bi-folding doors to the rear, fitted with a range of wall and base units with Quartz work-surfaces over, quartz splash-backs and upstands, LVT flooring, integrated full length fridge, integrated full length freezer, built in electric oven, built in combination microwave over, induction hob with extractor over, integrated dishwasher, integrated recycling bin cupboard, inset one and a half bowl sink unit with mixer tap over, island with storage and breakfast bar, ceiling spot lighting, television point, USB changing point, under floor heating, stairs rising to the first floor landing.



Landing  
Built in storage cupboard with light, access to the loft space.

Bedroom  
12'8 x 11'7 (3.86m x 3.53m)  
Double glazed window to the front, radiator, ceiling spot lighting, television point, USB charging socket.

Bedroom  
17'1 max x 12'5 (5.21m max x 3.78m)  
Double glazed window to the front, radiator, ceiling spot lighting, television point, wall mounted thermostat, USB charging socket, built in wardrobes.

En-Suite Shower Room  
Double glazed window to the side, double glazed Velux window to the rearm laminate flooring, walk in shower cubicle with shower over, fully tiled walls, low level w.c., wall mounted wash hand basin, heated towel rail, ceiling spot light, wall mounted mirror.

Bedroom  
9'4 x 8'5 (2.84m x 2.57m)  
Double glazed window to the side, double glazed Velux window to the rear, radiator, eaves storage area, television point.

Bathroom  
Double glazed Velux window to the rear, panelled bath with shower over, extractor, wall mounted wash hand basin, low level w.c., laminate flooring, heated towel rail. extractor.

Rear Garden  
Enclosed by fencing, laid to astro turf, paved patio area, raised planted borders, side access, lighting, tap.

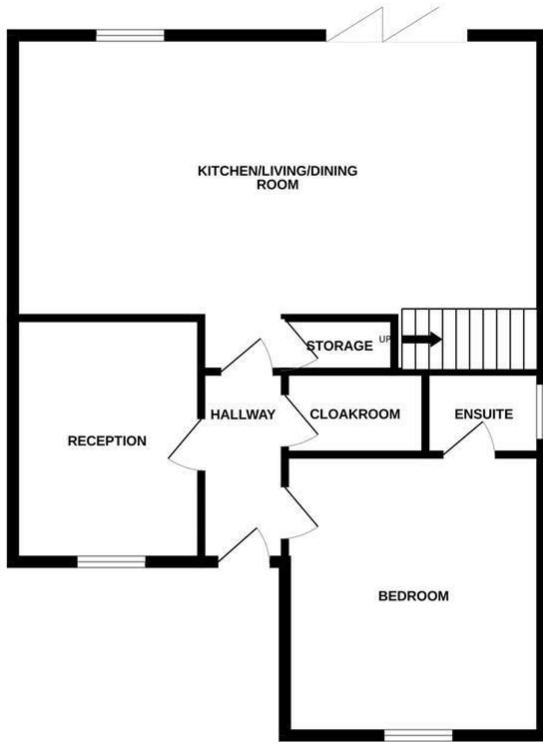
Front  
Block paved and gravelled areas providing off street parking, path leading to the front door, path leading to the side access, glass porch canopy, lighting, raised planted border.



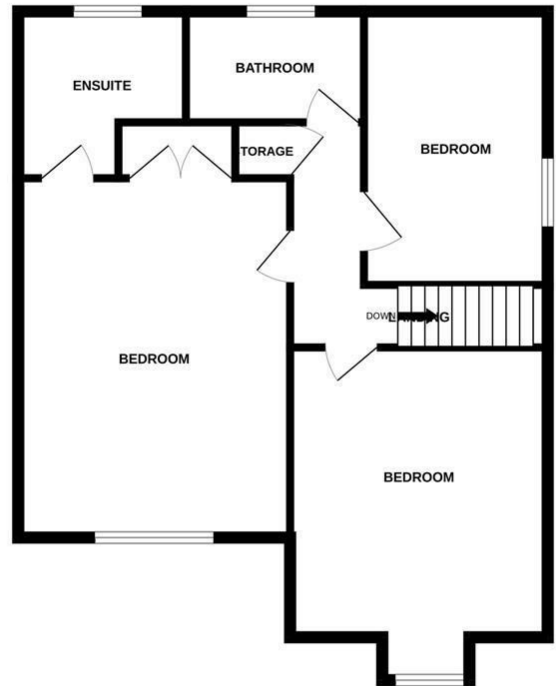
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 <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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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