aj homes









Church Road,
Bristol, BS36 2AH

PRICE: Offers In Excess Of £500,000

Property Features

- **Extended Detached Home**
- **4 Bedrooms**
- **Living Room**
- **Dining Room**
- **Study/Reception Room**
- **Cloakroom & Utility Room**
- **No Chain**
- **Good Sized Plot**
- **Garage and Off Street Parking**
- **MUST BE VIEWED**







Full Description

Competitively priced to sell, this deceptively spacious detached family home is ideally situated on Church Road in the sought-after village of Frampton Cotterell.

The property offers three generous reception rooms, four well-proportioned bedrooms, a cloakroom, utility room, and a family bathroom. Sitting centrally within its mature gardens, the home occupies a substantial plot with off-street parking and a garage.

Offered to the market with no onward chain, this property provides an exciting opportunity for buyers seeking a family home with space, versatility, and exceptional value.

A viewing is essential to fully appreciate the size and potential of the accommodation, particularly at this outstanding price point.

Entrance Hall
Glazed panel door to front, stairs to first floor.

Living Room
19'5" x 10'11" (5.92m x 3.33m)
Double glazed window to front and side, fire place, radiator, Single opening door to:

Study/Reception Room
11'7" x 8'7" (3.54m x 2.64m)
Double glazed window to side and rear, radiator, door to utility room.

Dining Room
11'7" x 10'1" (3.54m x 3.08m)
Double glazed window to front, radiator.



Kitchen
13'3" x 7'9" (4.06m x 2.38m)
Double glazed window to rear, base units, stainless steel sink double drainer, built in cupboards, pantry, under stairs cupboard, part tiled walls, radiator, double glazed door to side.

Utility Room
7'6" x 4'6" (2.31m x 1.38m)
Double glazed door to side Double glazed windows to side. Plumbing for washing machine. Floor standing oil-fired boiler, door to:

Cloakroom
Low level W.C. wash hand basin, window.

First Floor Landing
Access to loft, doors to:

Bedroom 1
13'11" x 11'7" (4.25m x 3.54m)
Double glazed window to rear and side, shower cubicle, vanity wash hand basin, radiator.

Bedroom 2
13'10" x 10'1" (4.24m x 3.08m)
Double glazed window to front, built in wardrobe, airing cupboard, radiator.

Bedroom 3
17'1" x 10'5" (5.23m x 3.19m)
Double glazed window to front, radiator.

Bedroom 4
10'11" x 8'11" (3.33m x 2.73m)
Double glazed window to side, radiator.

Family Bathroom
Double glazed window to rear, bath, pedestal wash hand basin, W/C, part tiled walls.

Gardens
The property has lawn area around the home with a variety of fruit trees and mature plants and bushes, garden shed. driveway affording parking for numerous vehicles leading to:

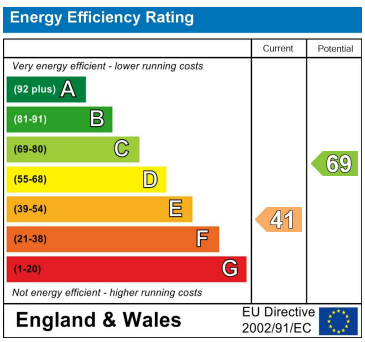
Detached Garage
Up and over door, attached storage area.

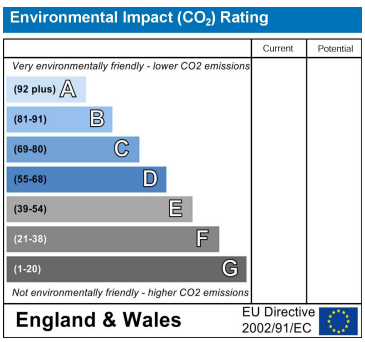




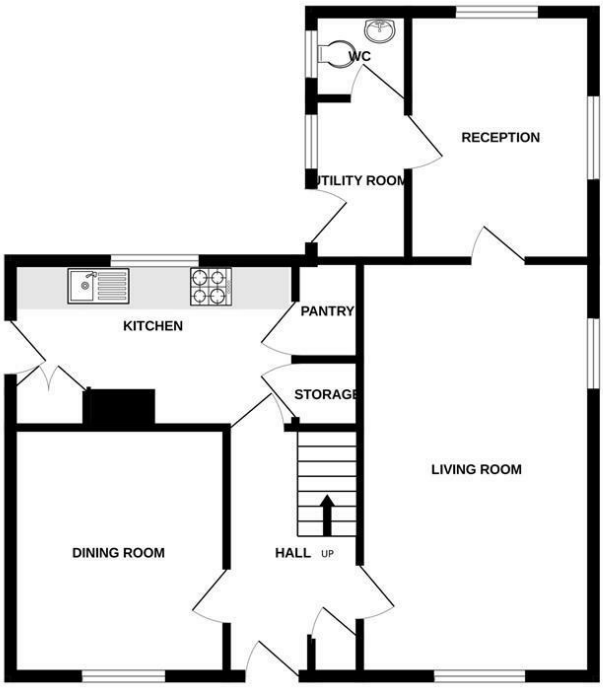




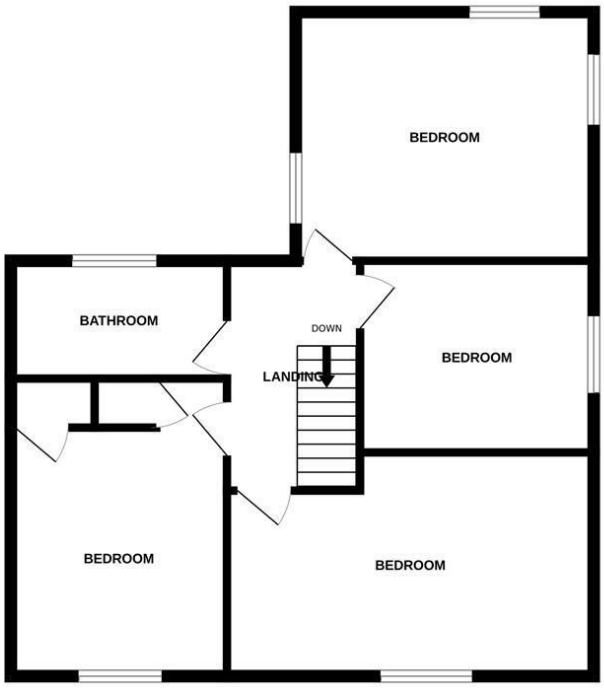




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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