



**Beesmoor Road,  
Coalpit Heath, BS36 2RP**

**PRICE: Offers Over  
£425,000**

## Property Features

- Brand New Home
- Four Bedrooms
- Good Sized Rear Garden
- Solar Panels
- Kitchen/ Breakfast/Family Room
- Cloakroom & En-suite
- Underfloor Heating
- High Quality Finish



## Full Description

### Entrance Hallway

Composite door to hallway, under stairs storage cupboard, stairs rising to 1st floor landing and spotlights, doors to:

### Living Room

18'10" x 9'3" (5.75 x 2.82)

Double glazed window to front, Internet broadband connection.

### Kitchen/Diner/Family Room

16'6" x 16'0" (5.05 x 4.88)

A range of wall & base units with quartz worktop over, inset 1 1/2 bowl sink with mixer tap, undercounter lights, integrated dishwasher, integrated oven, integrated microwave and integrated fridge freezer. Induction hob with extractor and Quartz splashback, spotlights and byfolding doors to rear garden.

### Utility

Double opening doors to utility cupboard with plumbing for washing machine and space for tumble dryer.

### Cloakroom

Double glazed obscure window to front, spotlights and extractor fan. Suite comprising of a low level WC and vanity hand wash basin with mixer tap and tiled splashback. Extractor fan.

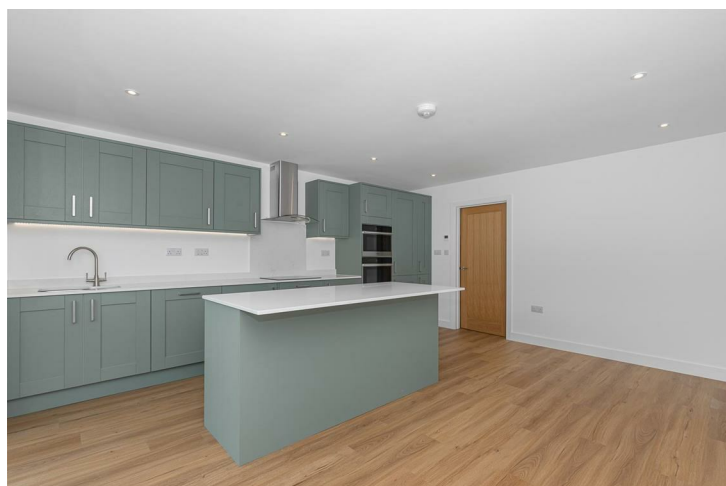
### Landing

Storage cupboard housing Worcester Bosch combination boiler, spot lights and double glazed window to side.

### Principle Bedroom

15'7" x 9'3" (4.76 x 2.82)

Double glazed window to rear and radiator. Door to;



### Ensuite

Fully tiled double shower cubicle with waterfall shower and shower attachment, low-level WC and vanity hand wash basin with mixer tap and tiled splashback. Heated towel rail & extractor. Wall mounted tooth brush charger.

### Bedroom 2

12'5" x 9'3" (3.81 x 2.82)

Double glazed window to front and radiator.

### Bedroom 3

11'7" x 7'1" (3.54 x 2.17)

Double glazed window to rear and radiator.

### Bedroom 4

9'3" x 7'1" (2.83 x 2.17)

Double glazed window to front and radiator.

### Bathroom

Suite comprising of a low level w/c, panelled bath with waterfall shower over and shower attachment, vanity hand wash basis with mixer tap. Heated towel rail and extractor. Part tiled walls.

### Rear Garden

Enclosed by fencing, block paved patio area with shed. Mainly laid to lawn, access to side and outside tap.

### Frontage

Tarmacaden offstreet parking for two vehicles, with electric car charging point.

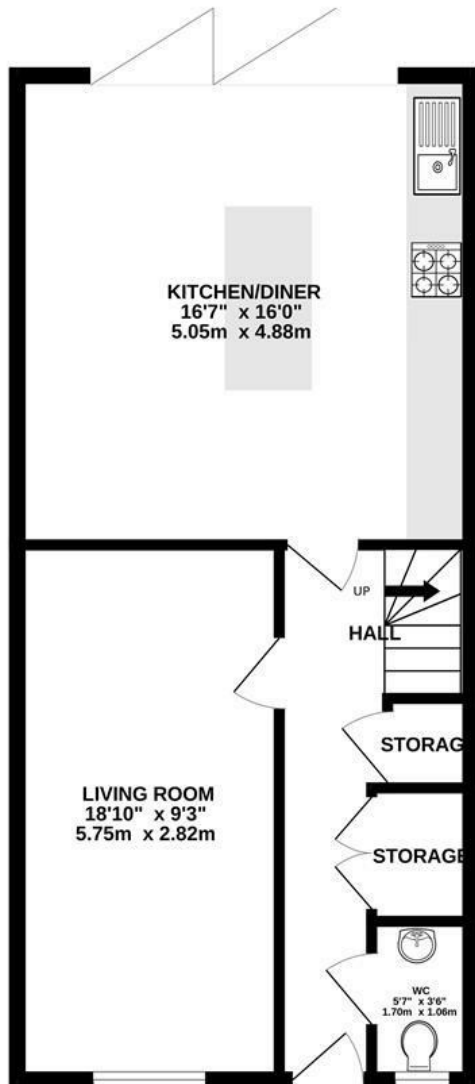
NB Some rooms have been digitally furnished for presentation purposes only.



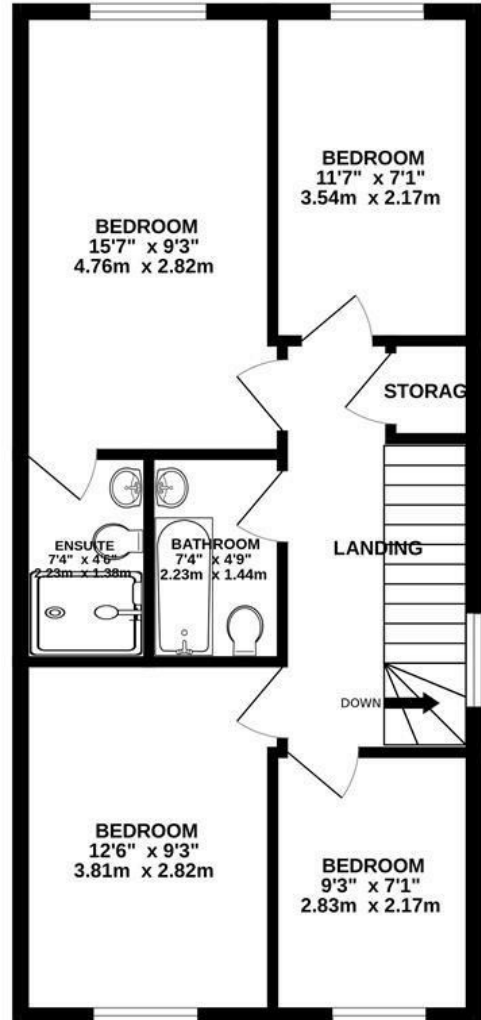
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	
England & Wales		EU Directive 2002/91/EC	

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



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto: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 and 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