aj homes

Wayleaze,
Bristol, BS36 2PL

PRICE: Offers Over £400,000

Property Features

- **Extended Semi Detached Home**
- **Three Bedrooms**
- **Beautifully Presented**
- **Cul-de-Sac Location**
- **Good Sized Rear Garden**
- **Gas Central Heating**
- **W/C and Shower Room**

Full Description

Entrance Hallway
Composite door and frosted glass window to hallway, with radiator, under stairs cupboard and stairs rising to 1st floor landing. Doors to;

Living Room
15'4 x 12'0 (4.67m x 3.66m)
Double glazed window to front, radiator, fireplace with woodburning stove. Open to.

Kitchen/Diner
18'4" x 12'4" (5.61 x 3.78)
Two double glazed windows to rear, Radiator. A range of wall and base units with work surface over, space for range style gas cooker, integrated washing machine, integrated fridge freezer, Cupboard housing wall mounted combination boiler. Door to pantry cupboard. Open to;

Dining Room
14'11" x 6'3" (4.56 x 1.91)
Double glazed French doors to rear garden, two Velux windows, spotlights, radiator and door to;

Shower Room
Shower cubicle with electric shower, vanity hand wash basin with mixer tap and tiled splashback, low level WC, extractor fan and double glazed Velux window.

Landing
Double glazed window to side access to loft and doors to;

Bedroom 1
14'10 x 11'0 (4.52m x 3.35m)
Double glazed window to front, radiator and fitted wardrobe.

Bedroom 2
12'11 x 11'0 (3.94m x 3.35m)
Double glazed window to rear, radiator and fitted wardrobe.

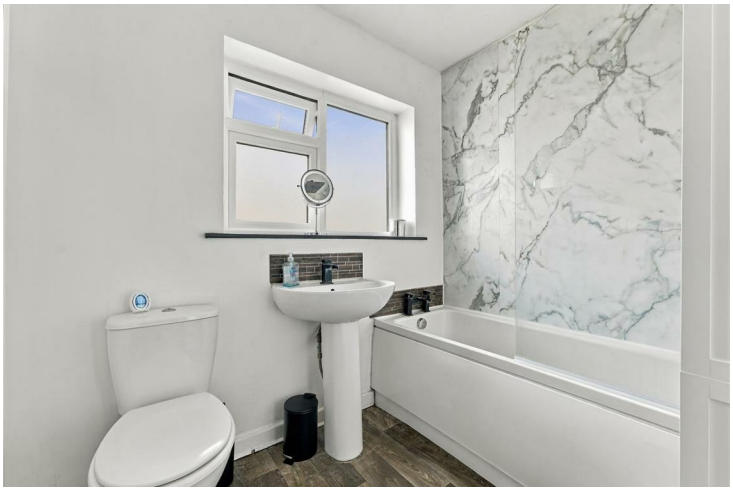
Bedroom 3
9'8 x 3'5 (2.95m x 1.04m)
Double glazed window to front and radiator.

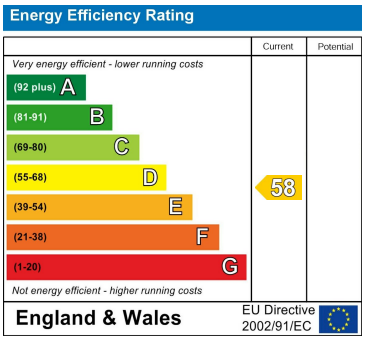
Bathroom
Double glazed obscure window to rear, suite comprising of a low-level WC pedestal hand wash basin with mixer tap, panelled bath with mixer tap and mains fed shower over. Radiator.

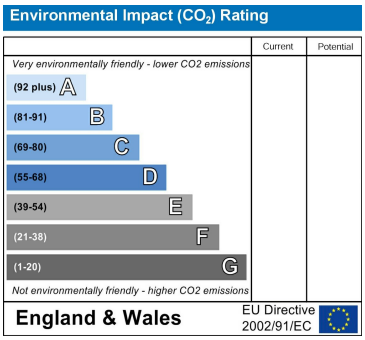
Rear Garden
Enclosed by fencing, mainly laid to lawn with patio and gravel areas. Outside tap.

Frontage
Blocked paved driveway with parking for three cars.

Garage
With electric roller door, tap and doggy shower. and Velux window.

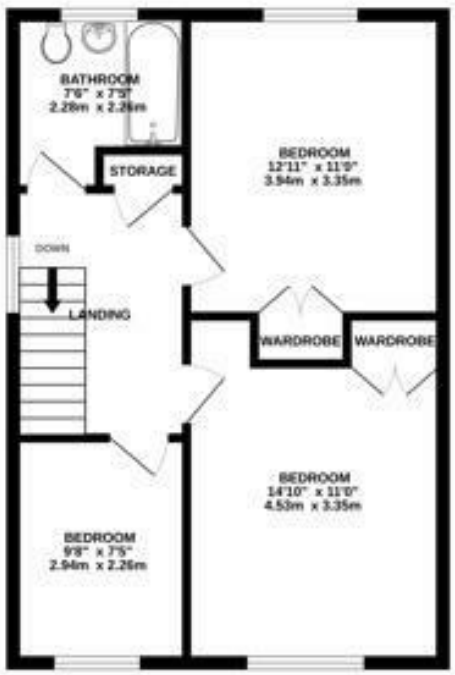






GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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