



Connells

Watermore Close
Frampton Cotterell Bristol

Watermore Close Frampton Cotterell Bristol BS36 2NH

for sale offers in the region of
£325,000



Property Description

Tucked away at the end of a peaceful cul-de-sac and occupying an enviable corner plot, this beautifully presented three-bedroom semi-detached home combines stylish interiors, generous outdoor space, and the added benefit of an attached garage. Offering a bright and welcoming atmosphere throughout, the property has been thoughtfully modernised to create a home that is both practical and effortlessly comfortable.

The ground floor is designed with modern living in mind, featuring a spacious lounge perfect for relaxing and an impressive open-plan kitchen/dining area that forms the heart of the home. With direct access to the rear garden, this space is ideal for entertaining guests, family meals, or simply enjoying indoor-outdoor living during the warmer months.

Upstairs, the property offers three well-sized bedrooms along with a contemporary family bathroom, providing comfortable accommodation for a range of lifestyles. The corner plot setting enhances the feeling of space, while the enclosed rear garden offers a private retreat for outdoor enjoyment.

Situated within the highly regarded village of Frampton Cotterell, residents benefit from a blend of countryside charm and everyday convenience. Local schools, shops, cafés, green spaces, and excellent transport links are all within easy reach, making this a fantastic location for those looking to balance village living with connectivity.

Agent Note:

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks 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.

Ground Floor Accommodation Entrance Hall

Lounge Area

13' 7" x 11' 6" (4.14m x 3.51m)

A bright and comfortable reception room featuring a double glazed window to the front. Finished with wood-style flooring and a clean, modern colour palette, offering a calm and versatile living space.

Kitchen/Dining Area

16' 7" x 14' 7" (5.05m x 4.45m)

A generous open-plan kitchen/dining space with a double glazed window to the rear and direct access to the garden. Fitted with contemporary cabinetry, wooden worktops, and an integrated oven and extractor. Wood style flooring continues throughout, creating a cohesive and practical family area.

First Floor Accommodation First Floor Landing

A light landing area providing access to all bedrooms and the family bathroom.

Bedroom One

11' 9" x 9' 11" (3.58m x 3.02m)

A well-sized double bedroom with a double glazed window to the front. Finished with neutral carpet, and soft, modern decor.

Bedroom Two

10' 2" x 8' 4" (3.10m x 2.54m)

A comfortable second bedroom with a double glazed window to the rear. Neutral carpet and a bright finish make this an ideal guest room or second bedroom.

Bedroom Three

7' 4" x 6' 6" (2.24m x 1.98m)

A versatile single bedroom with a double glazed window to the front. Suitable as a nursery, home office, dressing room or child's room. Finished with neutral carpet.

Bathroom

A neatly presented family bathroom with a double glazed window to the rear. Fitted with a modern suite comprising WC, wash hand basin and panelled bath with shower over.

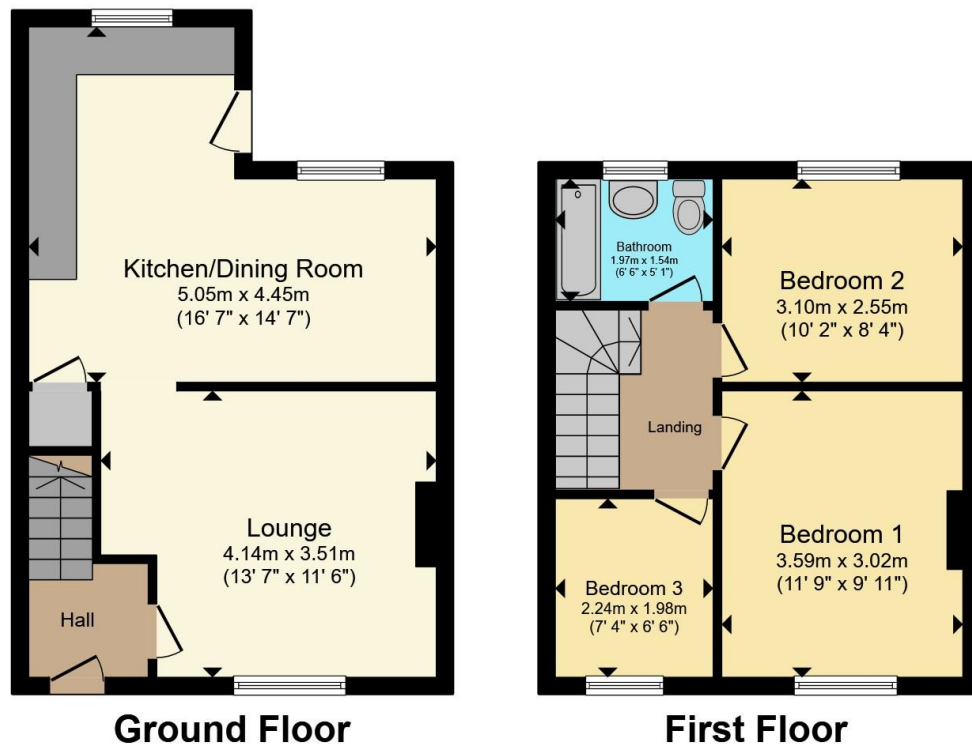
External Features Rear Garden

A private rear garden with a paved patio and gravelled sections, enclosed by wooden fencing for a secure and low-maintenance outdoor space. The corner-plot position provides additional width and a more open feel.

Garage Driveway

Due to this property being built on a corner plot it has parking for multiple vehicles and ample room to create more parking if required.





Total floor area 68.5 m² (738 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

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To view this property please contact Connells on

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

72-74 Station Road Yate
 BRISTOL BS37 4PH

EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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