



**Watermore Close,
Bristol, BS36 2NQ**

**PRICE: Offers In
Excess Of £350,000**

Property Features

- Three Bedrooms
- End of Terrace Home
- Two Reception Rooms
- Gas Central Heating
- Wood Burning Stove
- Double Glazing
- Off Street Parking
- Garage & Workshop

Full Description

Description

Situated in the popular cul-de-sac of Watermore Close, Frampton Cotterell, Bristol, this three-bedroom end of terrace property offers a good size entrance hall which leads through into a spacious lounge with bi-fold doors leading to the separate dining room, currently used as a play room with patio sliding doors on to the decking area.

One of the standout features of this home is the wood-burning stove in the lounge, which adds a touch of rustic charm and warmth during the colder months, making it a cosy retreat.

For those who value outdoor space and practicality, this home includes a garage and additional workshop providing ample storage or parking options. Additionally, off-street parking to the front of the property making it easy for you and your guests to come and go without the hassle of searching for a space.

Watermore Close is a home that offers a lifestyle in a friendly community. With its appealing features and convenient location close to schools, cafe and local shop it presents an excellent opportunity for families or individuals seeking a comfortable living space in the picturesque surroundings of Frampton Cotterell.

Entrance hall

Entrance via part obscure UPVC double glazed door with matching side panel to entrance hall, stairs to first floor accommodation, UPVC double glazed window to side aspect, oak flooring, radiator, door to -

Lounge/Dining Room

21'7 x 13'6 (6.58m x 4.11m)

UPVC double glazed window to front aspect, laminate flooring, multi fuel burning stove, 2 x radiators, bi-fold doors to reception room, door to kitchen.



Reception room
12'2 x 9'1 (3.71m x 2.77m)
UPVC double glazed patio sliding doors to rear garden, tiled flooring, double radiator.

Kitchen
15'1 x 7'5 (4.60m x 2.26m)
UPVC double glazed window to rear aspect, part obscure UPVC door to garden, range of wall and base units with wooden work surfaces over, one and a half bowl sink unit with mixer tap, walk in cupboard housing central heating boiler, tiled floor, double radiator, built in double oven, five ring gas hob with cooker hood over, plumbing for washing machine and dishwasher, spot lighting, tiled splash backs.

Landing
Obscure UPVC double glazed window to side aspect, access to loft space, doors to all first floor accommodation.

Bedroom 1
12'2 x 9'7 (3.71m x 2.92m)
UPVC double glazed window to front aspect, radiator, built in wardrobes with sliding doors providing shelving and hanging.

Bedroom 2
9'7 x 8'7 (2.92m x 2.62m)
UPVC double glazed window to rear aspect, double radiator.

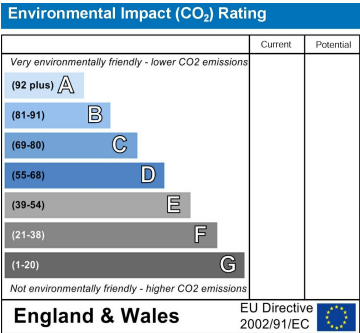
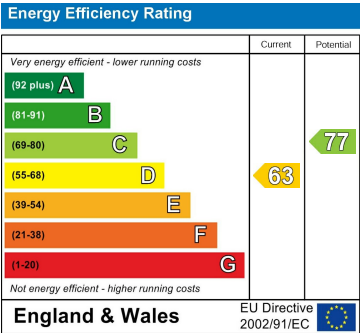
Bedroom 3
7'8 x 6'10 (2.34m x 2.08m)
UPVC double glazed window to front aspect, laminate flooring, radiator.

Bathroom
6'10 x 5'4 (2.08m x 1.63m)
Modern white suite comprising panelled bath with rain shower and hand held shower attachment, wash hand basin with mixer tap and vanity unit under, WC, heated towel rail, laminate flooring, part tiled walls.

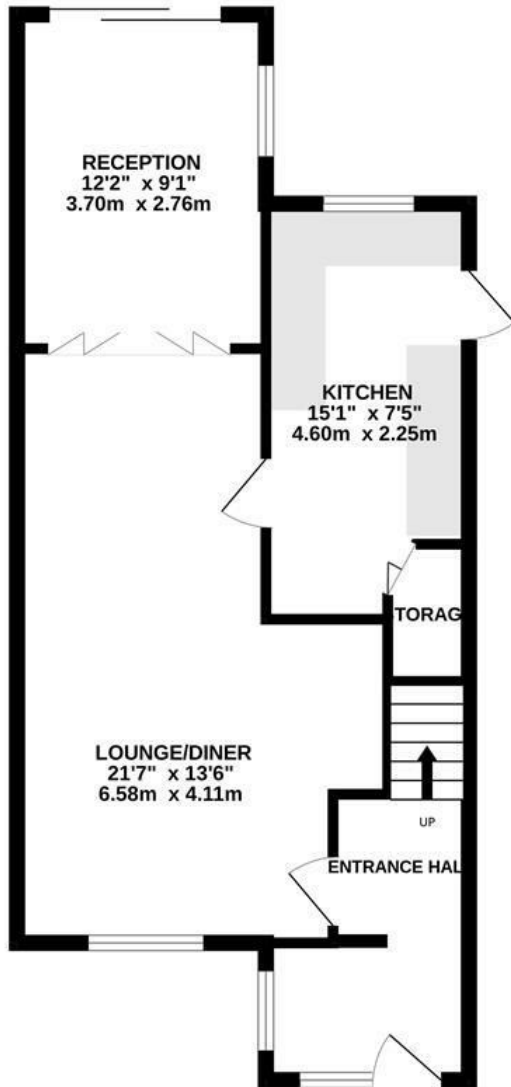
Front Garden
Laid to driveway providing off street parking for 2 cars, pathway to side gate leading to rear garden.

Rear Garden
Decked seating area with pergola, laid mainly to lawn with shrub borders, personnel door to workshop, pathway to gate providing side access to front driveway.

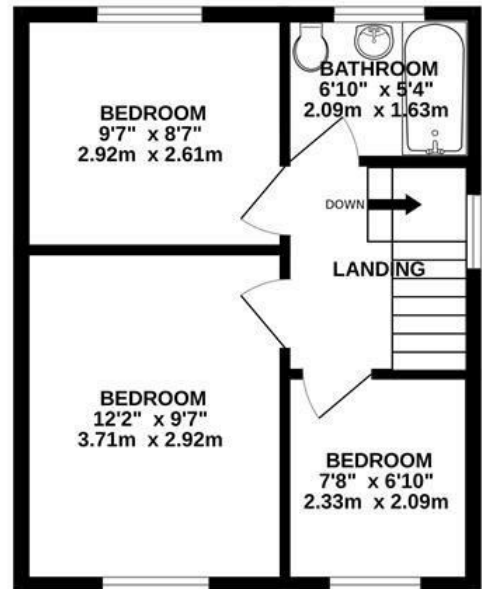
Garage & Workshop
Single garage with metal barn doors, power and light, workshop with electric roller door, power and light and personnel door to garage.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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