aj homes

Swan Lane,
Winterbourne, BS36 1RJ

PRICE: Asking Price
£450,000

Property Features

- **Cottage**
- **Three Bedrooms**
- **Living Room**
- **21' Kitchen/Dining Room**
- **Cloakroom**
- **Utility Room**
- **Garage & Off Street Parking**
- **Renovated Throughout**
- **Enclosed Rear Garden**
- **No Onward Chain**

Full Description

Porch
Stone flooring, double glazed door to the hallway.

Hallway
Radiator, ceiling spot lighting, built in storage cupboard.

Living Room
15'10 x 14'6 (4.83m x 4.42m)
Double glazed window to the front, radiator, stairs rising to the first floor landing.

Kitchen/Diner
21'9 x 11'6 (6.63m x 3.51m)
Double glazed window to the rear, double glazed bi-fold doors to the rear, roof lantern, fitted with a range of wall and base units with work-surfaces over, integrated dishwasher, integrated fridge/freezer, built in double electric oven and hob with extractor over, stainless steel one and a half bowl single drainer sink unit with mixer tap over, tiled splash-backs, smoke detector, radiator.

Utility Room
8'1 x 5'5 (2.46m x 1.65m)
Double glazed window to the rear, radiator, boiler in cupboard, base units with work-surfaces over, space for washing machine, space for tumble dryer, tiled splash-backs, spot lighting, extractor.

Cloakroom
Low level w.c., vanity wash hand basin, spot lighting, extractor.

Landing
Double glazed window to the rear, vaulted style ceiling, radiator, smoke detector.

Bedroom One
11'6 x 8'10 (3.51m x 2.69m)
Double glazed window to the front, radiator, ceiling spot lighting, vaulted ceiling, built in storage area.

Bedroom Two
12'6 x 7'4 (3.81m x 2.24m)
Double glazed window to the rear, radiator, ceiling spot lighting, vaulted ceiling, built in storage cupboard.

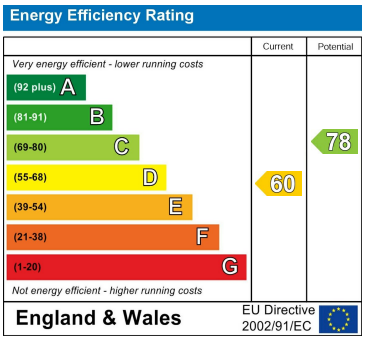
Bedroom Three
15'9 x 7'2 (4.80m x 2.18m)
Double glazed window to the front, built in storage cupboard, radiator, ceiling spot lighting, vaulted ceiling.

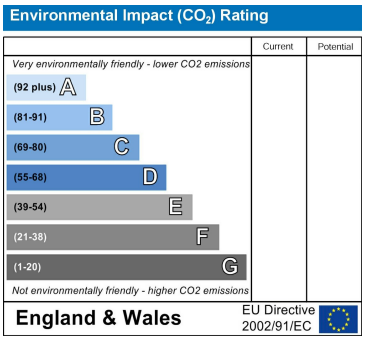
Shower Room
Walk in shower cubicle with shower over, vanity wash hand basin, low level w.c., tiled flooring, part tiled walls, ceiling spot lighting, extractor, heated towel rail, double glazed Velux window.

Rear Garden
Enclosed by fencing and stone walling, paved patio area, lawned area, planted borders, mature shrubs, tap lighting.

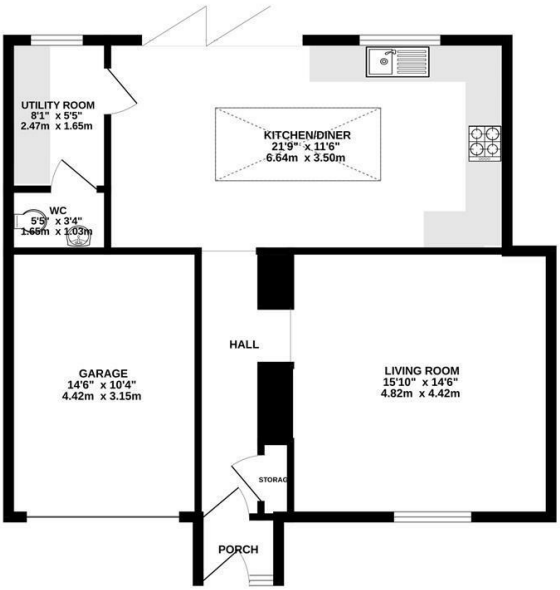
Front
Large gravelled driveway providing off street parking for several vehicles, lighting.

Garage
With up and over door.

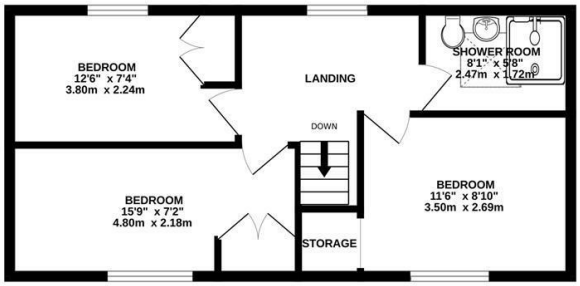




GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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