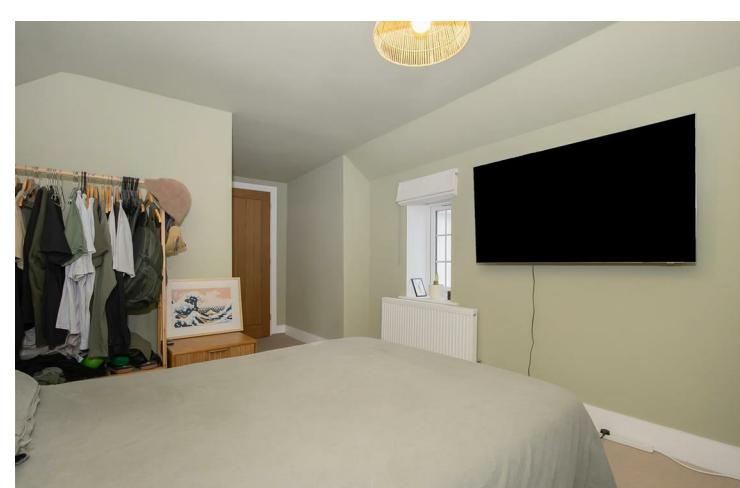


**Woodend Road,
Bristol, BS36 2JD**

PRICE: £375,000

Property Features

- **Modern Detached Home**
- **Cottage Style - Completed 2025**
- **2 Double Bedrooms**
- **25' Kitchen/Dining Room**
- **Living Room**
- **Air Source Heat Pump**
- **Bathroom & En-Suite**
- **Under Floor Heating**
- **Off Street Parking**
- **No Onward Chain**



Full Description

Description

Situated on the charming Woodend Road in Frampton Cotterell, Bristol, this character new build detached house offers a perfect blend of modern living and comfort. With two spacious double bedrooms, this individual home is ideal for small families or couples seeking a tranquil retreat.

Upon entering, you are welcomed into a cosy lounge, an open plan kitchen and dining family room, creating an inviting space for both relaxation and entertaining. The contemporary design is complemented by an air source heat pump and double glazing, ensuring energy efficiency.

The property boasts two well-appointed bathrooms, including a family bathroom and an en-suite shower room, providing convenience and privacy for all residents. Additionally, a downstairs WC adds to the practicality of the layout.

For those with vehicles, the property offers off-street parking for two cars, a valuable feature in this desirable area. With no onward chain, this home is ready for you to move in and make it your own.

Entrance Hall

Stairs rising to the first floor landing, smoke detector, tiled flooring, under floor heating, under stairs storage cupboard housing heat source pump cylinder.

Cloakroom

Double glazed obscure window to the front, low level w.c., tiled flooring, vanity wash hand basin, under floor heating, tiled splash-backs, ceiling spot lighting.

Living Room

12' x 10' (3.66m x 3.05m)

Double glazed window to the front, double glazed doors to the rear, under floor heating, virgin media point.

Kitchen/Dining Room

25'4" x 9'3" (7.72m x 2.82m)

Double glazed windows to the front and rear, double glazed French doors to the rear garden, fitted with a range of wall and base units with roll edge work-surfaces over, one and a half bowl stainless steel single drainer sink unit with mixer tap over, built in electric oven and electric hob with extractor over, tiled splash-backs, integrated dishwasher, integrated washing machine, space for fridge/freezer, tiled flooring, under floor heating.



Landing

Smoke detector, doors to all first floor accommodation.

Master Bedroom

17'8" narrowing to 11'6" x 9'3" (5.38m narrowing to 3.51m x 2.82m)

Double glazed window to the side, radiator.

En-suite Shower Room

Double glazed obscure window to the side, built in double shower cubicle, fully tiled walls, tiled flooring, vanity wash hand basin, low level w.c., heated towel rail.



Bedroom 2

14'3" x 12'4" (4.34m x 3.76m)

Two double glazed windows to the front, double glazed window to the rear, radiator.

Bathroom

Double glazed window to the front, panelled bath with shower attachment over, fully tiled walls, tiled flooring, vanity wash hand basin, low level w.c., heated towel rail.

Off Street Parking

Driveway providing off street parking.

Rear Garden

Laid to patio seating area with steps leading to raised shingle.

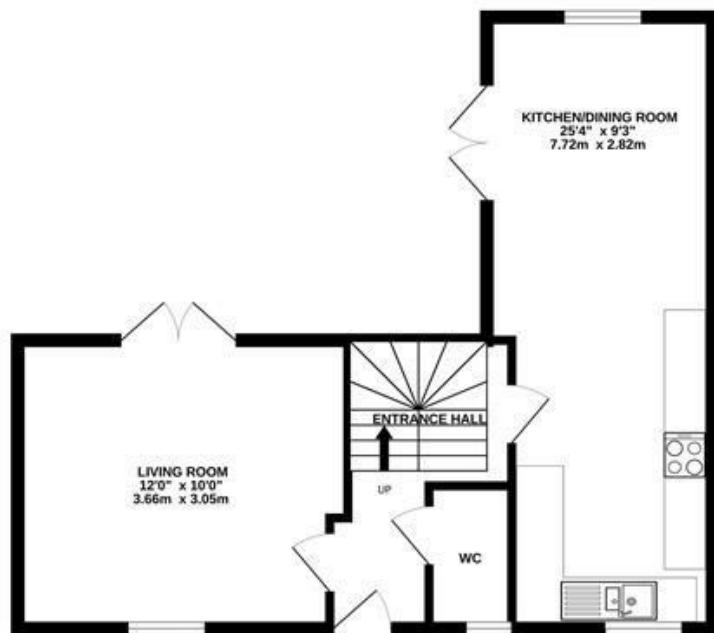


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

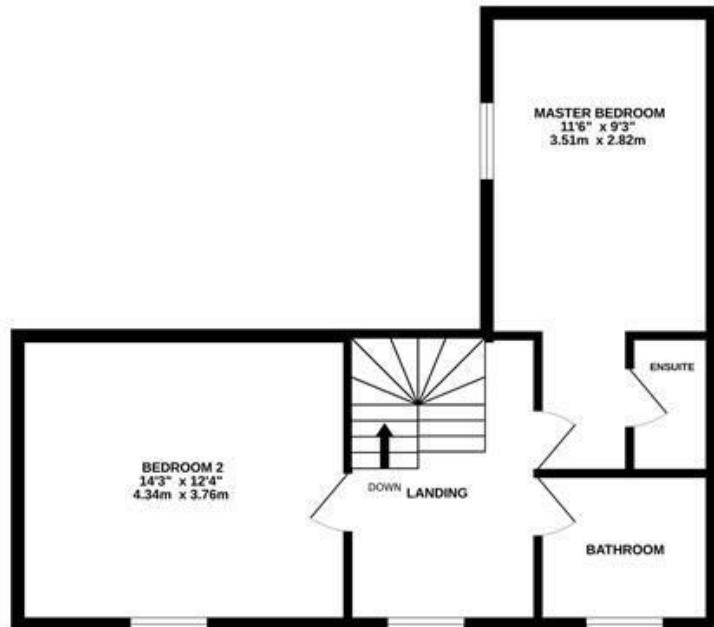
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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