



**Ridgeway,  
BRISTOL, BS36 2PN**

**PRICE: Asking Price  
£490,000**

## Property Features

- Detached Family Home
- Four Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Office/Study
- Utility Area
- Conservatory
- Garage & Off Street Parking
- No Onward Chain

## Full Description

**Porch**  
Door leading to the hallway.

**Entrance Hall**  
Double glazed leaded light window to the front, under stairs storage cupboard, radiator, stairs rising to the first floor landing, coved ceiling.

**Kitchen/Breakfast Room**  
12'7 x 11'3 (3.84m x 3.43m)  
Window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel one and a half bowl single drainer sink unit with mixer tap over, space for dishwasher, space for table, breakfast bar, built in double electric oven and electric hob with extractor over, integrated microwave, tiled splash-backs, coved ceiling, extractor, space for fridge/freezer, serving hatch, radiator.

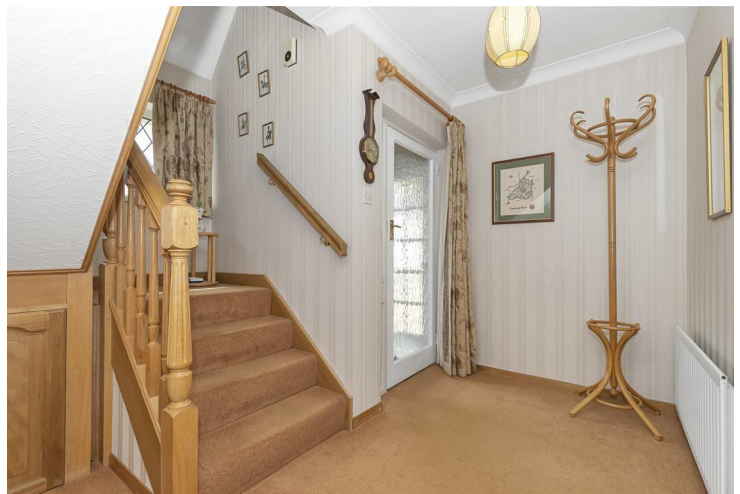
**Rear Hall**  
Coved ceiling, radiator, stainless steel sink with cupboard below, tiled splash-backs.

**W.C.**  
Double glazed obscure window to the rear, low level w.c., coved ceiling, tiled splash-backs.

**Conservatory/Utility Room**  
9'5 x 6'7 (2.87m x 2.01m)  
Double glazed windows to the side and rear, double glazed door to the rear, space for washing machine, space for fridge/freezer, base units with roll edge work-surfaces over, radiator, stainless steel single drainer sink unit, tiled flooring.

**Studio/Office**  
9'5 x 9'4 (2.87m x 2.84m)  
Double glazed window to the rear, strip lighting, fitted cupboards and shelving, coved ceiling.

**Lounge/Dining Room**  
23'1 x 12'3 (7.04m x 3.73m)  
Double glazed window to the front, double glazed patio doors to the rear, feature fireplace with electric fire, television point, two radiators, serving hatch, wall light points, coved ceiling.



**Conservatory**

10'6 x 9'5 (3.20m x 2.87m)

Double glazed French doors to the rear, double glazed windows to the side, tiled flooring.

**Landing**

Access to the loft space (part boarded with ladder), radiator, built in airing cupboard, coved ceiling.

**Bedroom One**

16'6 x 11'11 (5.03m x 3.63m)

Double glazed window to the front, radiator, fitted wardrobes with hanging space and shelving, built in storage cupboard, coved ceiling.

**Bedroom Two**

13'11 x 12'3 (4.24m x 3.73m)

Double glazed window to the front, radiator, fitted wardrobes with hanging space and shelving, coved ceiling.

**Bedroom Three**

14'9 x 9'11 (4.50m x 3.02m)

Double glazed window to the side, built in cupboards, built in wardrobe with hanging space and shelving, radiator.

**Bedroom Four**

9'2 x 7'9 (2.79m x 2.36m)

Double glazed window to the rear, radiator, built in wardrobe with hanging space and shelving, , coved ceiling.

**W.C.**

Double glazed obscure window to the rear, low level w.c., part tiled walls.

**Bathroom**

9'10 x 6'1 (3.00m x 1.85m)

Double glazed obscure window to the side, panelled bath, pedestal wash hand basin, heated towel rail, radiator, built in shower cubicle with shower over, fully tiled walls.

**Garage**

Electric up and over door, power and lighting, wall mounted boiler, fitted work bench and drawers.

**Front Garden**

Paved and imprinted concrete driveway providing off street parking, planted borders with mature shrubs and plants, side access, raised border to the side.

**Rear Garden**

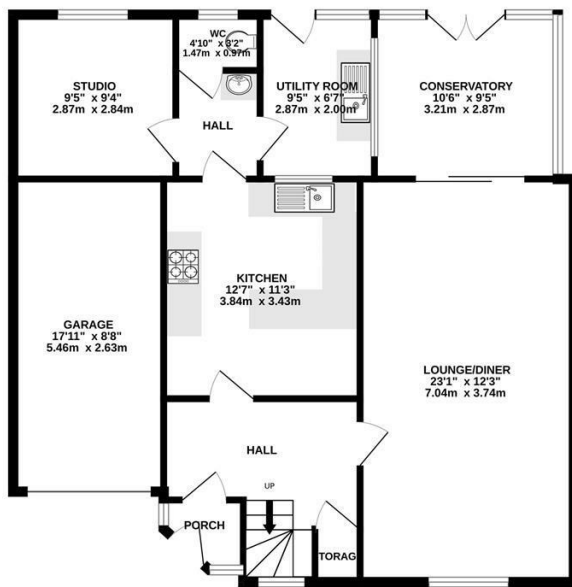
Paved patio area, laid to lawn, decking area, feature pond, planted borders, mature shrubs, enclosed fencing and walling, summer house with lighting, tap, greenhouse, side access.



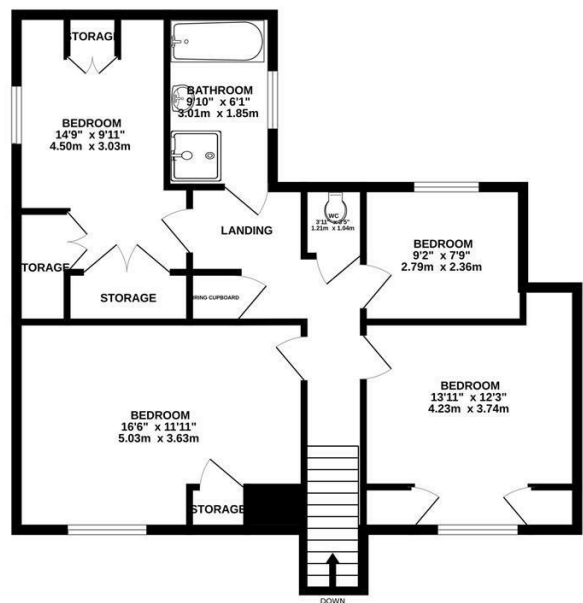
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
764 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.5 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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4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

www.aj-homes.co.uk  
info@aj-homes.co.uk  
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements