aj homes

Beesmoor Road,
Bristol, BS36 2JJ

PRICE: Offers In Excess Of £625,000

Property Features

- **Extended Detached House**
- **Four Bedrooms**
- **Living Room**
- **Kitchen/Dining Room**
- **Utility Room & Cloakroom**
- **Walk in Wardrobe & En-Suite Shower Room**
- **Immaculately Presented Throughout**
- **Two Garages**
- **Garden with Garden Room/Office/Bar**
- **Views Overlooking Local Park**

Full Description

Entrance Hallway
Stairs rising to the first floor landing, under stairs storage cupboard, oak flooring, radiator, smoke detector, cupboard housing fuse box.

Living Room
18'7 x 12'2 (5.66m x 3.71m)
Double glazed and secondary glazed window to the front, feature multi fuel burning stove, television point, ceiling spot lighting, double doors leading to the kitchen/dining room.

Kitchen/Dining Room
18'7 x 12'2 (5.66m x 3.71m)
Double glazed window to the rear, double glazed French doors to the side, fitted with a range of wall and base units with roll edge work-surfaces over, Neff integrated dishwasher, Neff built in oven, gas hob with extractor over, tiled splash-backs, one and a half bowl single drainer sink unit with mixer tap and pull out spray, LVT flooring, space for dining table, space for 'American' fridge/freezer, wine rack, television point, ceiling spot lighting, radiator.

Utility Room
10'3 x 9'11 (3.12m x 3.02m)
Double glazed window to the rear, double glazed door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for washing machine, space for tumble dryer, space for cooker, stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, wine rack, LVT flooring, radiator, door to integral garage.

Cloakroom
Low level w.c., vanity wash hand basin, LVT flooring, part tiled walls, ceiling spot lighting.

Landing
Access to the loft space with ladder (part boarded with power and lighting), smoke detector.

Bedroom One
19'8 x 10'4 (5.99m x 3.15m)
Triple glazed window to the front, double glazed Velux window with remote control and rain sensor, television point, radiator.

Walk in Wardrobe
Built in storage with hanging rails and shelving, radiator, ceiling spot lighting.

En-Suite Shower Room
Double glazed obscure window to the rear, low level w.c., vanity wash hand basin, built in double shower cubicle with shower over, fully tiled walls, ceiling spot lighting, extractor, radiator, LVT flooring.

Bedroom Two
14'6 x 11'10 (4.42m x 3.61m)
Double glazed and secondary glazed window to the front, radiator, television point.

Bedroom Three
12'2 x 11'1 (3.71m x 3.38m)
Double glazed window to the side, radiator.

Bedroom Four
11 x 6'9 (3.35m x 2.06m)
Double glazed window to the front, radiator.

Bathroom
Double glazed obscure window to the rear, panelled bath with shower over, built in storage area with shelving, low level w.c., pedestal wash hand basin, ceiling spot lighting, fully tiled walls, heated towel rail.

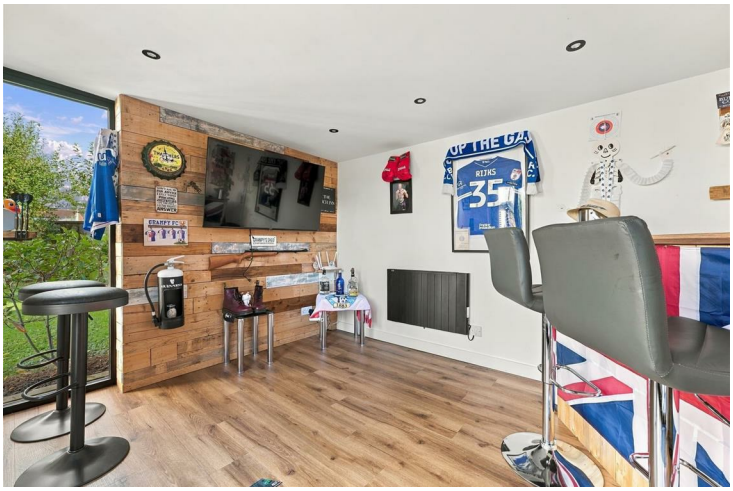
Integral Garage
19'6 x 10'3 (5.94m x 3.12m)
Electric up and over door, strip lighting, wall mounted storage cupboards, power and lighting, door to utility, hot and cold taps, wall mounted fuse box for extension (upstairs and downstairs).

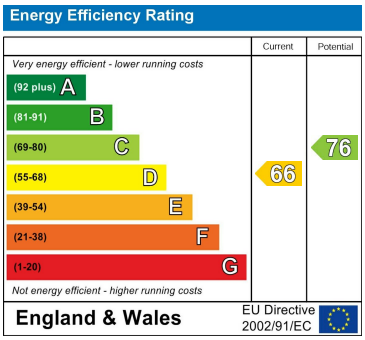
Detached Garage
19'8 x 9'10 (5.99m x 3.00m)
With electric roller door, double glazed French doors to the side, power and lighting, tarmac area in front of garage providing off street parking.

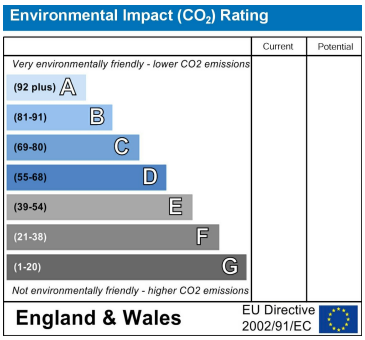
Side and Rear Garden
Path leading to the side gate, two lawned areas, two paved patio areas, covered pergola, planted borders, block paved path to the rear, French doors leading to detached garage, two outside power points, tap, storage shed, wood store, lighting, bi-fold doors to garden room/bar/office.

Garden Room/Office/Bar
12'10 x 8'11 (3.91m x 2.72m)
Bi fold doors to the garden, LVT flooring, wall mounted electric radiator, power and ceiling spot lighting, wall mounted fuse box.

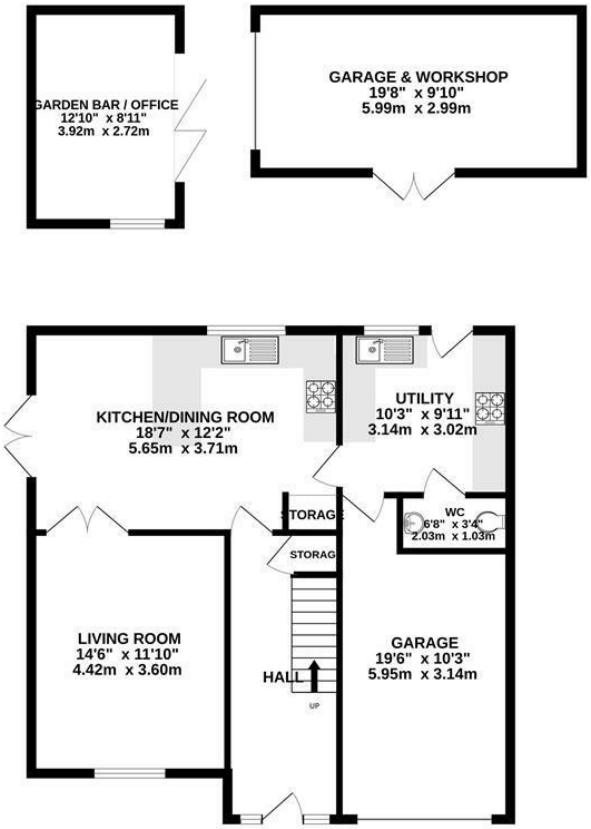
Front
Enclosed by wall and fencing, electric sliding gate, block paved providing off street parking, planted borders, side access, lighting.



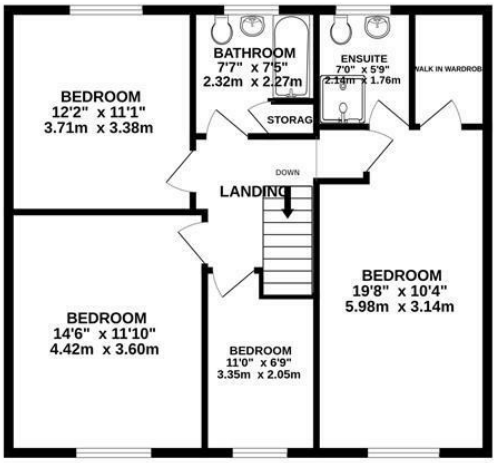




GROUND FLOOR
1123 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1892 sq.ft. (175.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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