



**Badminton Road,
Bristol, BS36 2SY**

**PRICE: Price Guide
£450,000**

Property Features

- Beautifully Presented Home
- Semi-Detached Home
- Three Bedrooms
- Living Room
- Kitchen/Dining/Family Room
- Utility Room
- Downstairs Shower Room
- Gas Central Heating
- Garage & Driveway
- Large Rear Garden

Full Description

Description

This beautifully presented semi-detached family home is situated in the village of Coalpit Heath, With three well-proportioned bedrooms, this property is ideal for families seeking a spacious and inviting environment.

Upon entering, you are greeted by a separate living room to the front of the property, without doubt the heart of the home is undoubtedly the expansive kitchen, dining, and family room, which seamlessly opens onto a large rear garden. This outdoor space is a true gem, backing onto protected woodland, ensuring a tranquil and picturesque setting for family gatherings or quiet evenings.

The property boasts two bathrooms, including a convenient downstairs shower room, making it practical for busy family life. Additionally, a utility room adds to the functionality of the home, providing ample space for laundry and storage.

The property also features an integral garage and a driveway, offering parking for 2 cars.

Entrance Hall

Entrance via UPVC double glazed door with obscure glazed inset to entrance porch, obscure double glazed door with side panel to entrance hall, stairs to first floor accommodation, radiator, laminate flooring, under stairs cupboard, oak doors to living room and kitchen.

Living Room

16'3" x 12'4" (4.96 x 3.77)

UPVC double glazed window to front aspect, double radiator.

Kitchen/Dining/Family Room

18'3" x 16'4" (5.57 x 4.98)

Double glazed patio sliding doors to rear garden, 3 Velux windows, range of fitted wall and base units with quartz work surfaces over, integral Bosch induction hob, two 2 x Siemens electric ovens, Franke one and a half bowl sink unit with mixer tap, integral fridge, integral dishwasher, oak door to



Utility Room

11'3" x 3'10" (3.43 x 1.18)

UPVC part double glazed door to rear garden, Velux window, wall and base units with laminate work surfaces over, plumbing for washing machine, space for tumble drier, door to garage, spot lighting, extractor, double radiator.

Shower Room

Obscure UPVC double glazed window to rear aspect, WC, walk in shower cubicle, wash hand basin with vanity unit under, spot lighting, extractor fan, heated towel rail.

Landing

UPVC double glazed window to side aspect, access to loft space, oak doors to -

Bedroom 1

13'2" x 11'4" (4.03 x 3.47)

UPVC double glazed window to front aspect, radiator.

Bedroom 2

11'10" x 11'4" (3.63 x 3.47)

UPVC double glazed window to rear aspect.

Bedroom 3

9'4" x 7'4" (2.84m x 2.24m)

UPVC double glazed window to front aspect, radiator.

Bathroom

Obscure UPVC double glazed window to rear aspect, bath with shower over, WC, wash hand basin with vanity unit under and additional storage, part tiled walls, extractor fan.

Front Garden

Laid to driveway providing off street parking for several cars, shrub border with established trees and shrubs.

Rear Garden

Large patio area enclosed by fence, steps leading down to lawn, established trees.

Garage

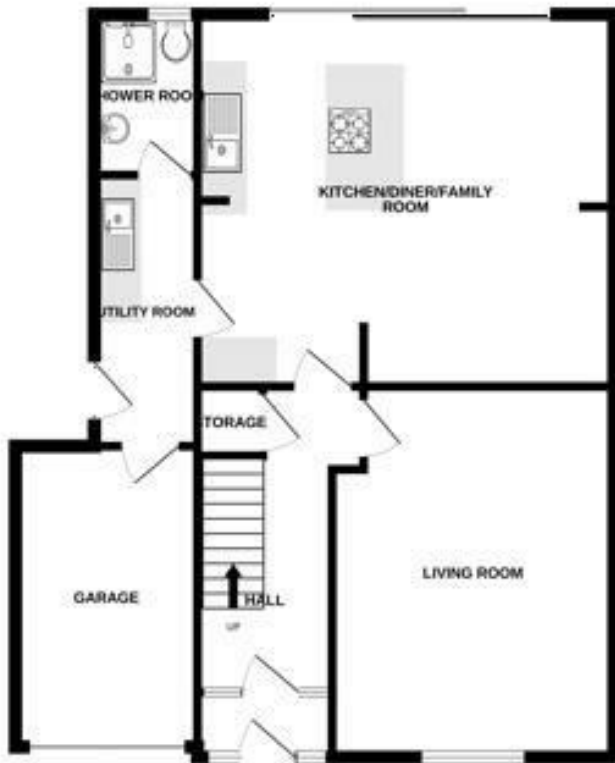
Electric roller door, power and light, personnel door to utility room, wall mounted Ideal central heating boiler.



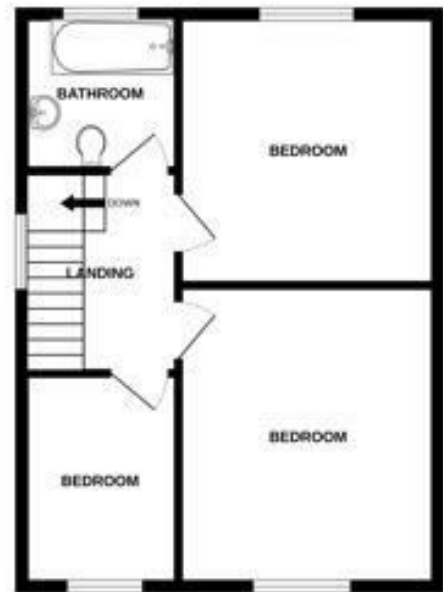
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
703 sq ft. (72.9 sq m.) approx.



1ST FLOOR
429 sq ft. (42.7 sq m.) approx.



TOTAL FLOOR AREA: 1244 sq ft. (115.6 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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