



**Watleys End Road,
BRISTOL, BS36 1QQ**

PRICE: £595,000

Property Features

- Detached Cottage
- Three Double Bedrooms
- Three En-Suite Shower Rooms
- Two Reception Rooms With Wood Burning Stoves
- Open Plan Kitchen/Dining/Family Room
- Enclosed Private Garden
- Versatile Accommodation
- Driveway Providing Off Street Parking
- Village Location
- Character Features

Full Description

Description

Located in the village of Winterbourne, 137 Watleys End Road offers a unique blend of modern living and characterful design. With its spacious and versatile accommodation, this property is perfect for families or those who enjoy entertaining.

As you enter, you are greeted by two inviting reception rooms, ideal for relaxation or hosting guests. The heart of the home is undoubtedly the fabulous party kitchen, which boasts a generous family space and features bifold doors that seamlessly connect to the private garden, creating an ideal setting for outdoor gatherings. The exposed stone walls and wooden beams throughout the property add a touch of rustic charm, complemented by the warmth of wood-burning stoves.

This delightful home comprises three double bedrooms, each with its own en-suite bathroom, ensuring comfort and privacy for all occupants. The master bedroom further impresses with a lovely balcony, perfect for enjoying morning coffee or evening sunsets.

Additional benefits include off-street parking and the convenience of no onward chain, making this property an attractive option for prospective buyers. With its unique character and modern amenities, this home is a rare find in a picturesque village location. Don't miss the opportunity to make this stunning property your own.

Entrance Via

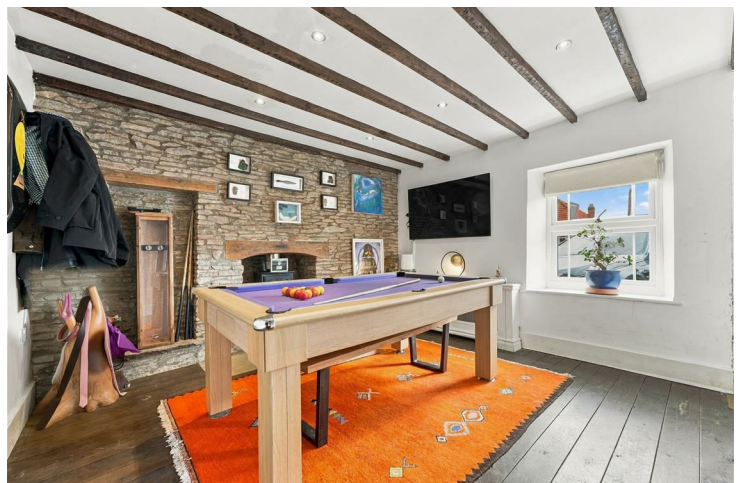
Composite door with obscure glass inset to -

Reception Room

UPVC double glazed window to front aspect, wooden flooring, stairs to first floor accommodation, spot lighting, exposed stone fire place with wood burning stove, under stairs storage cupboards, radiator, doors to -

Reception Room

UPVC double glazed window to front aspect, spot lighting, double radiator, stone fire place with wood burning stove,



Kitchen/Dining/Family Room

Open plan living space with split level arrangement, part tiled floor, part wood flooring, UPVC double glazed French doors to rear garden, bi fold doors to rear garden, shaker style kitchen comprising a range of fitted wall and base units with granite work surfaces over, integral microwave, space for range cooker with cooker hood over, integral dishwasher, sink unit with mixer tap, LED lighting, under floor heating, doors to -

Cloakroom

WC, wash hand basin, extractor fan, tiled floor.

Utility Room

Worcester central heating boiler, base units with sink unit and mixer tap, space for tumble drier, plumbing for washing machine, spot lighting, extractor fan, tiled floor, radiator.

Landing

Access to loft space, exposed stone feature wall, doors to bedrooms.

Bedroom 1

Exposed stone recesses, UPVC double glazed window to front aspect, exposed beams, radiator, stairs to -

En-Suite Shower Room

UPVC double glazed French doors to balcony, built in drawers, free standing bath, two vertical radiators, walk in shower cubicle with rain shower and hand held shower, WC, wash hand basin with vanity unit under, extractor fan, part tiled walls and floor, French doors leading out onto balcony.

Bedroom 2

UPVC double glazed window to rear aspect, radiator, spot lighting, door to -

En-Suite Shower Room

WC, wash hand basin with vanity unit under, heated towel rail, extractor fan, walk in shower.

Bedroom 3

UPVC double glazed window to front aspect, feature exposed stone walls, double radiator, spot lights door to -

En-Suite

Walk in shower cubicle, wash hand basin, WC, heated towel rail, part tiled.

Rear Garden

Private garden laid mainly to artificial grass with patio seating areas, pergola, summer house, shed, gate providing side access, tap, power socket.

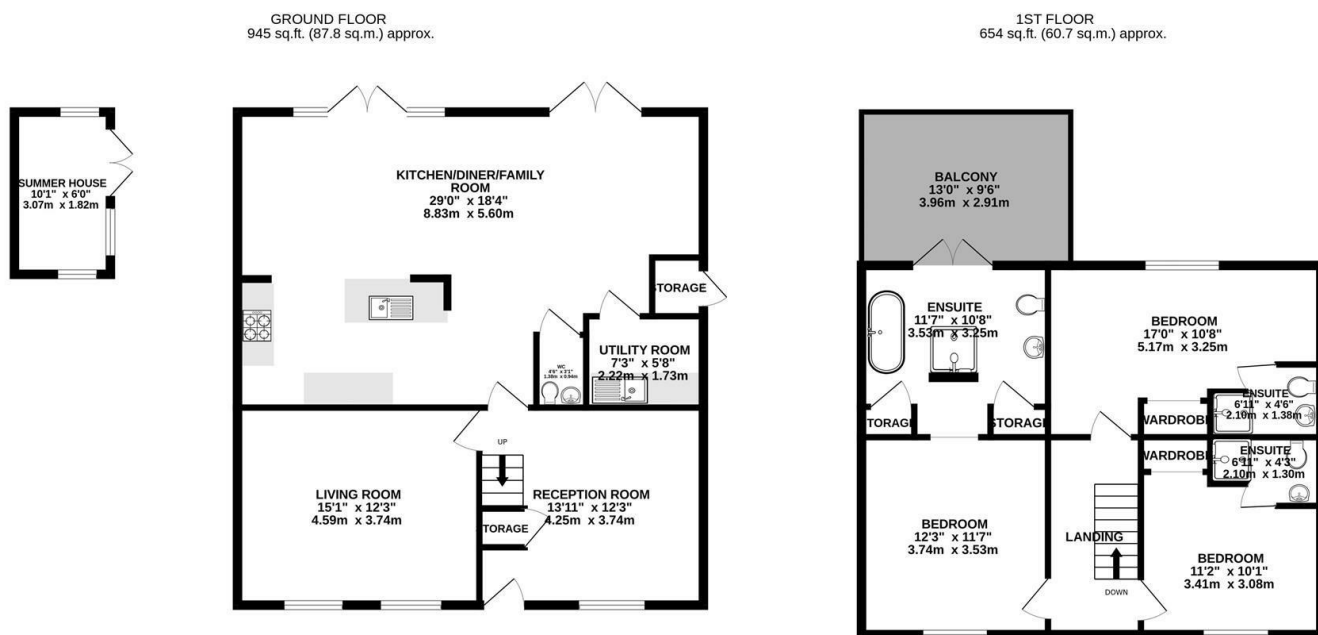
Front Garden

Enclosed by stone wall with shingle driveway providing off street parking for several cars, charger point, light.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	
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 



TOTAL FLOOR AREA : 1598 sq.ft. (148.5 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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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