



**Millennium Close,
Bristol, BS36 2GZ**

**PRICE: Asking Price
£625,000**

Property Features

- Executive 3/4 Bedroom Detached House
- Sought After Quiet Village Location
- Master Bedroom with Dressing Room & Ensuite Bathroom
- 2 Further Double Bedrooms
- Driveway & Double Garage
- No Onward Chain

Full Description

HALLWAY

Double glazed obscure windows to front UPVC door to hallway. Stairs rising to 1st floor landing, under stairs storage cupboard, doors to and storage cupboard, tiled floor.

LOUNGE

22'9" x 11'9" (6.93 x 3.58)

Double glazed window to front, double glazed patio door to rear garden, stone fireplace with gas fire and radiator.

STUDY

11'11" x 8'2" (3.63 x 2.49)

Double glazed window to front and radiator Kardean flooring.

DINING ROOM

11'7" x 11'1" (3.53 x 3.38)

Double glazed French doors to rear garden, radiator and tiled floor. Under floor heating.

KITCHEN

15'6" x 9'10" (4.72 x 3)

Double glazed window to rear, a range of wall and base units with worktop over, integrated oven with gas hob and extractor over, one and a half bowl sink with drainer and mixer tap, spotlights, tiled splashback and space for American style fridge freezer. Space for dishwasher. Under floor heating. Tiled floor & Archway to:

UTILITY ROOM

Double glazed door to rear, a range of wall and base units with worktop over, tiled splashbacks wall mounted boiler, extractor fan and space for washing machine and space for tumble dryer. Tiled floor



CLOAKROOM

Double glazed obscure window to rear. Suite comprising of low-level WC pedestal hand wash basin with tiled splashback, radiator and tiled floor.

LANDING

Stairs rising to 1st floor landing, under stairs storage cupboard, tiled floor and doors to.

BEDROOM 1

14'7" x 10'9" (4.44 x 3.28)

Double glazed window to rear, radiator & door to walk-in closet/bedroom 4

DRESSING ROOM / Bedroom 4

10'1" x 6'1" (3.07 x 1.85)

Double glazed window to rear and radiator.

ENSUITE SHOWER ROOM

Double glazed obscure window to side, suite comprising of a fully tiled shower cubicle with electric shower, low level WC and pedestal hand wash basin, radiator, spotlights and extractor fan.

BEDROOM 2

11'8" x 11'7" (3.56 x 3.53)

Double glazed window to rear and radiator.

BEDROOM 3

11'8" x 10'9" (3.56 x 3.28)

Double glazed window to front and radiator.

DOUBLE GARAGE

Double garage with up and over door electric door, light and power.

OFF ROAD PARKING

Block paved driveway with off street parking for two vehicles.

GARDEN

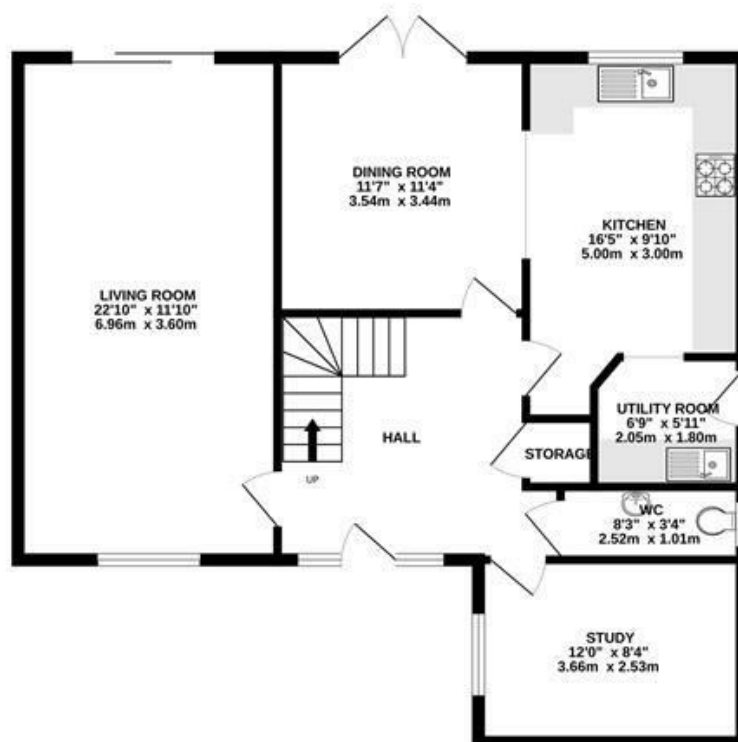
Enclosed by walling and fencing with mature shrubs patio area. Gated access to front.



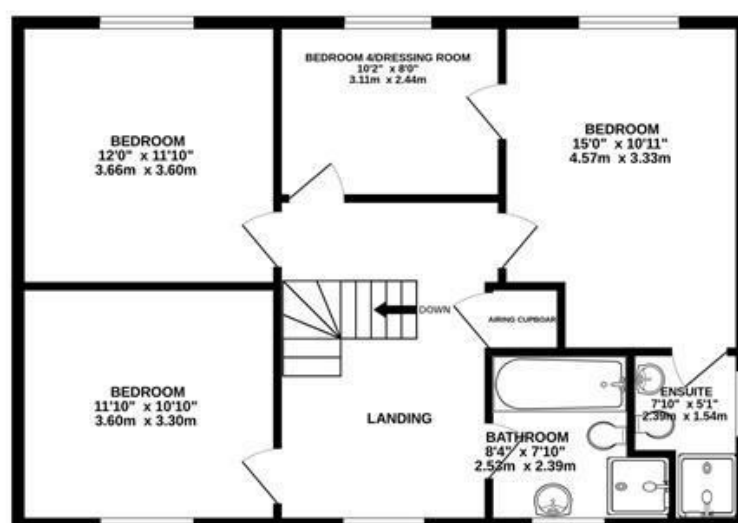
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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