

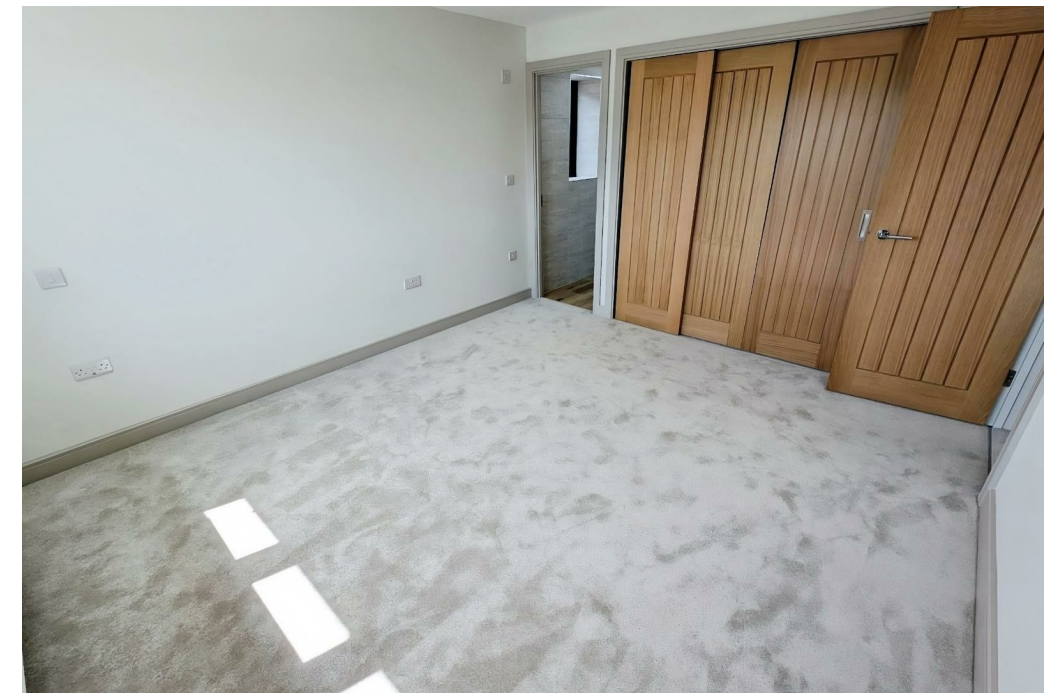


Bristol Road,
Frampton Cotterell
BS36

£599,000



Situated on Bristol Road in the charming village of Frampton Cotterell is this brand new detached property that presents an exceptional opportunity for modern living. With a thoughtful design that maximises space and light, this property boasts a welcoming entrance hall, a downstairs cloakroom and an expansive open plan lounge, kitchen, and dining area. The double bi-folding doors seamlessly connect the indoor space to the outdoors, creating a perfect setting for entertaining or enjoying quiet moments in the garden. This delightful property has the added bonus of a downstairs double bedroom with en suite facilities. On the first floor is a family bathroom that caters to the needs of the household and three further well proportioned bedrooms (the second bedroom with second en suite). The property is set within an enclosed low-maintenance westerly facing rear garden perfect for enjoying the afternoon sun and the front is laid to block pavier providing ample off road parking. Additional features include a heat source system and double glazing throughout, contributing to a comfortable lifestyle. This excellent property offers versatile accommodation of modern convenience in a non estate location.



Entrance Hallway

Entrance door, wood effect flooring with underfloor heating.

Downstairs Cloakroom

Wash hand basin, W/C, mirror, wood effect flooring, oak door into hallway.

Open Plan Lounge/Kitchen/Dining Room 24'3"" x 17'9" - 14'8"

Double glazed bi-folding doors and double glazed windows to the rear. wood effect flooring with under floor heating, range of wall, drawer and base units with work surface over, built in oven and hob, sink unit with mixer tap, Island with storage under and seating area, integrated fridge/freezer and dishwasher, ceiling spotlights, cupboard housing heating cylinder, oak door, oak door into hallway.

Study/Snug 11'8" x 7'4"

Double glazed window, underfloor heating, oak door into

Bedroom One 13'2" x 12'5"

Double glazed window to front, wood effect flooring with underfloor heating, ceiling spotlights, oak door into

En Suite Shower Room

Double glazed window to side, Double shower cubicle, WC, wash hand basin, ceiling spotlight, tile to walls, extractor fan, wood effect flooring.

First Floor Landing

Storage cupboard, access to loft space, oak doors into

Bathroom

Double glazed velux window, wood effect flooring. Bath, wash hand basin, W/C, heated towel rail, tiled walls oak door into landing.

Bedroom Two 12'8" x 11'7"

Double glazed window to the front, inset ceiling lights, radiator, oak door into

En Suite Shower Area

Shower Cubicle, vanity wash hand basin, WC.

Bedroom Three 17'1" into bay x 12'5"

Double glazed bay window to the front, ceiling spotlights, radiator.

Bedroom Four 9'4" x 8'5"

Double glazed velux window, double glazed window to side, sloping ceiling, storage into eaves, radiator.

Outside

The front garden has is laid to block pavier providing off road parking for several cars with side access from both sides. The enclosed westerly facing rear garden is laid to artificial grass and patio area.

Agents Note

*There are proposed plans for a garage.

**Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Tenure: Freehold
Council Tax Band: E

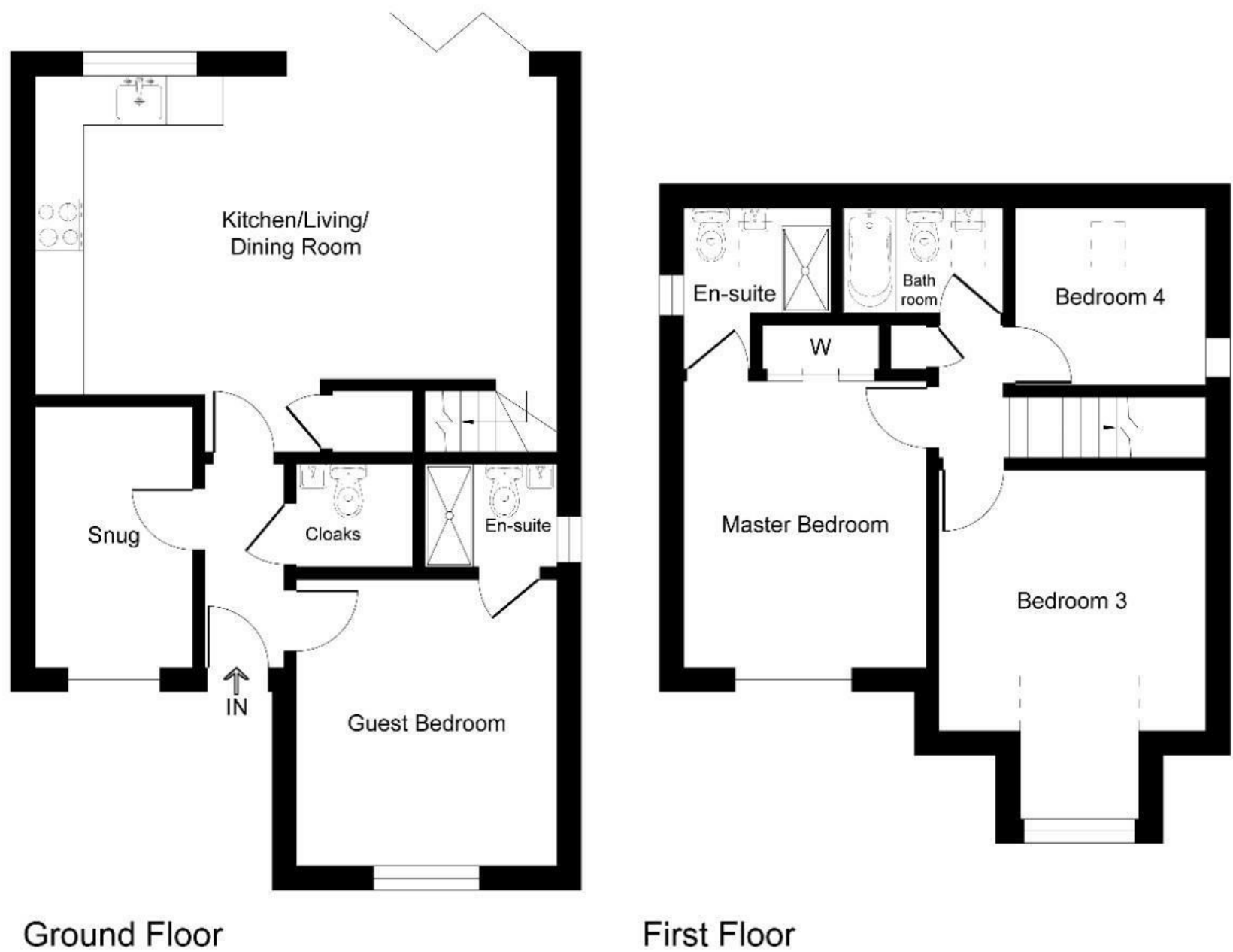


Illustration for identification purposes only, measurements are approximate, not to scale.

- Brand New Detached Property
- Downstairs Cloakroom
- Open Plan Living/Kitchen/Dining Aea
- Snug
- Downstairs Bedroom with Ensuite
- Three Further Bedrooms
- Bathroom and Second En Suite
- Ample Parking
- Westerly Facing Garden
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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