



**Bristol Road,  
Bristol, BS36 1RG**

**PRICE: Offers Over  
£600,000**

## Property Features

- Detached Family Home
- Generous Accommodation
- Three Reception Rooms
- Four Double Bedrooms
- Kitchen/Family Room
- Downstairs Cloakroom
- En-Suite Shower Room
- Private Rear Garden
- Garage With Potential To Covert STP
- Countryside Views

## Full Description

### Description

This generous four-bedroom detached family home offers a fabulous accommodation. With three spacious reception rooms, there is ample space for both relaxation and entertaining. There is a modern kitchen, which seamlessly integrates with the dining and family areas, creating a wonderful area for family gatherings and social occasions.

Each of the four bedrooms is well-proportioned, The master suite benefits from an en-suite shower room, Additionally, the family bathrooms and downstairs cloakroom ensure convenience for busy households.

With beautiful countryside views that enhance the tranquil setting. A garage is included, offering potential for conversion, subject to planning permission, which could further enhance the living space or provide additional utility.

Situated close to local schools, this property is ideal for families seeking a community-oriented environment. With its combination of modern amenities and excellent space don't miss the chance to make this delightful property your own.

### Entrance Hall

Entrance via part obscure UPVC double glazed door with matching side panel to entrance hall, stairs to first floor accommodation, coving, consumer unit, double radiator, doors to -

### Reception Room

12'11 x 11'7 (3.94m x 3.53m)

UPVC double glazed bow window to front aspect, double radiator, wall light points, coving.

### Dining Room

12'11 x 11'7 (3.94m x 3.53m)

UPVC double glazed bow window to front aspect, double radiator, wall light points, coving, dado rail.

### Living Room

22'8 x 11'7 (6.91m x 3.53m)

Double glazed bifold doors to rear garden, dado rail, coving, double radiator, wall light points.



**Kitchen**  
 22'8 x 17'5 (6.91m x 5.31m)  
 UPVC double glazed window to side aspect, UPVC double glazed bifold doors to rear garden, range of fitted wall and base units with Quartz work surfaces over, matching island, 13/4 bowl stainless steel sink unit with mixer tap, integral AEG dishwasher, integral hob with cooker hood over, two built in Neff ovens, space for fridge/freezer, cupboard housing Valiant central heating boiler, Quartz splash backs, spot lighting, vertical radiator, door to -

**Utility Room**  
 5'4 x 5'2 (1.63m x 1.57m)  
 Obscure UPVC double glazed window to rear aspect, fully tiled walls, spot lights, plumbing for washing machine, space for tumble drier.

**Cloakroom**  
 7'7 x 6'11 (2.31m x 2.11m)  
 Fully tiled, WC, wash hand basin with vanity unit drawers to the side, spot lighting, extractor fan, heated towel rail.

**Landing**  
 Walk in storage area, doors to all first floor accommodation.

**Bedroom 1**  
 18'9 x 14'2 (5.72m x 4.32m)  
 UPVC double glazed window to front aspect, double radiator, storage into eaves, door to -

**En-Suite**  
 7'5 x 6'0 (2.26m x 1.83m)  
 Fully tiled walls, walk in shower cubicle with rain and hand held attachment, WC, wash hand basin with vanity unit under, heated towel rail, spot lighting, extractor fan.

**Bedroom 2**  
 14'3 x 14'2 (4.34m x 4.32m)  
 UPVC double glazed window to rear aspect, double radiator, range of fitted wardrobes with corner shelving units and drawers under.

**Bedroom 3**  
 16'6 x 11'7 (5.03m x 3.53m)

**Bedroom 4**  
 13'3 x 9'6 (4.04m x 2.90m)  
 UPVC double glazed window to rear aspect, radiator, built in wardrobes providing shelving and hanging space.

**Bathroom**  
 7'5 x 5'5 (2.26m x 1.65m)  
 Obscure UPVC double glazed window to rear aspect, white suite comprising panelled bath with rain shower, wash hand basin with vanity unit under, WC, heated towel rail, spot lighting, part tiled walls.

**Front Garden**  
 Double gates leading to shingle providing access to garage, laid to paved pathway and lawn, enclosed by hedge.

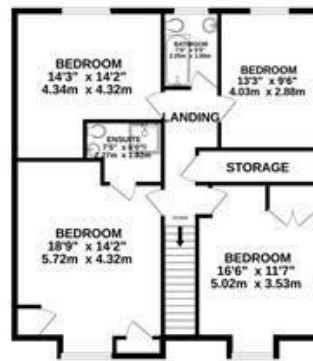
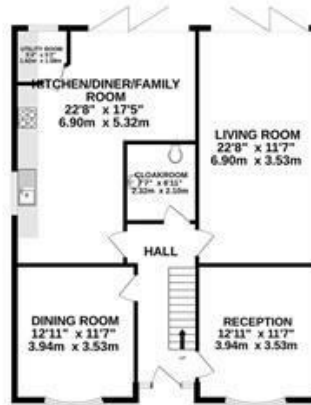
**Rear Garden**  
 Laid mainly to artificial grass and decked seating area, outside tap, raised shrub borders, enclosed by fence and wall, steps up to driveway.

**Garage & Driveway**  
 Double garage, up and over door, power and light, personnel door to side, steps to first floor with sky light. Driveway providing off street parking for 2 cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 2539 sq.ft. (235.9 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