



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

PRICE: £650,000

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.

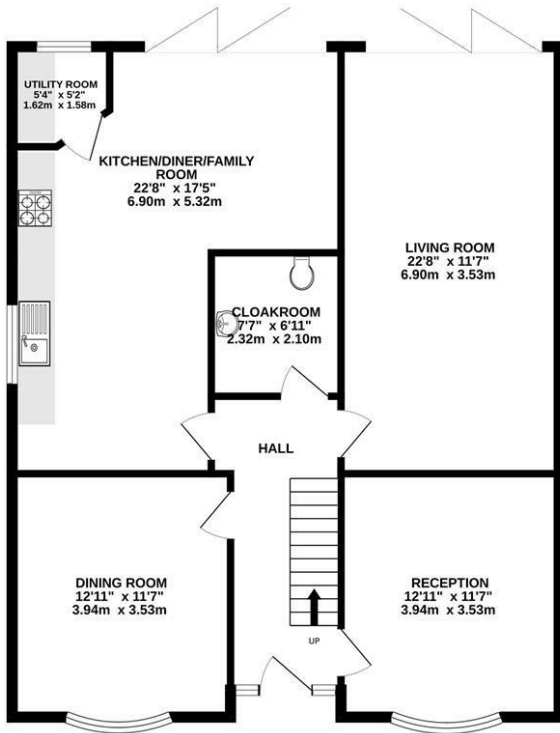
Garage & Driveway
 Double garage, up and over door, power and light, personnel door to side, steps to first floor with sky light. Driveway providing off street parking for 2 cars.



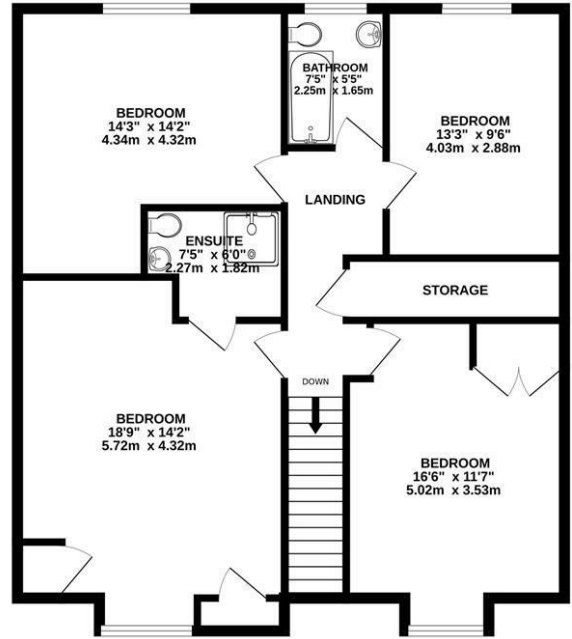
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 1960 sq.ft. (182.1 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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