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Church Close, Frampton Cotterell, BS36

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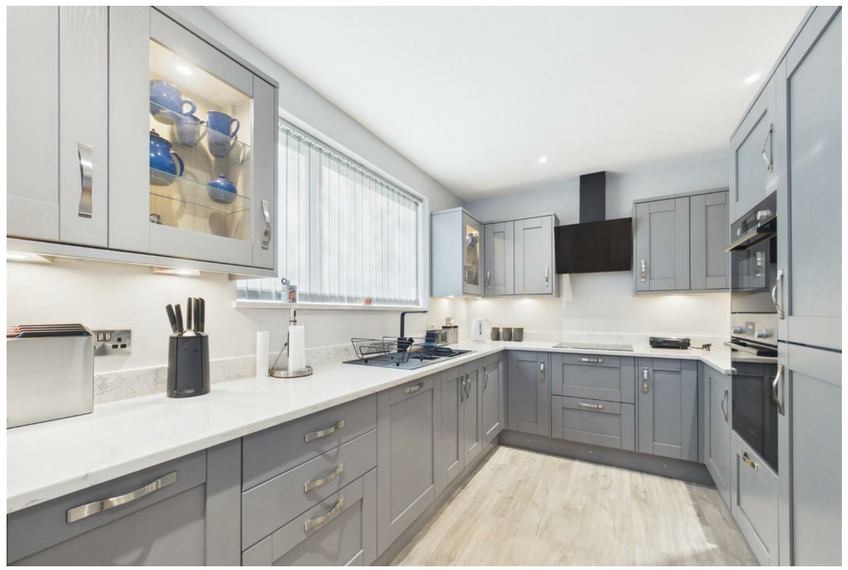
£680,000

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Situated in the charming village of Frampton Cotterell, this well-presented three-bedroom detached bungalow on Church Close offers a delightful blend of comfort and modern living. The property boasts a spacious lounge providing an inviting space for both relaxation and entertaining. The third bedroom can easily serve as a versatile space, perfect for guests or as a home office. The modern kitchen and dining room are designed with functionality in mind, featuring contemporary fittings that make cooking a pleasure. Additionally, the bungalow includes a utility room with a shower, enhancing convenience for busy households. The well-appointed shower room adds to the practicality of the home. An added bonus is the conservatory, which invites natural light and offers a serene spot to enjoy the surrounding views of the garden. Set on a corner plot, the gardens are well-maintained and provide ample outdoor space for gardening enthusiasts or for children to play. With gas central heating ensuring warmth throughout the year, this bungalow is both cosy and efficient. The property also benefits from a garage and off-road parking, making it ideal for families or those with multiple vehicles. In summary, this delightful bungalow presents an excellent opportunity for those seeking a village lifestyle while still being within easy reach of Bristol's amenities. Don't miss the chance to make this lovely home your own.













PORCH
Double glazed door to front, double glazed window to front.

HALL
Storage cupboard, radiator

LOUNGE 19'6" x 13'
Double glazed windows, feature fire place with gas fire, two radiators.

KITCHEN/DINER 20'4" x 11'11" - 8'6"
Double Glazed window to side and rear, range of modern wall and base units, work surfaces, two built in ovens, built in microwave, built in Recycling bin, Induction Hob, integral dishwasher and fridge freezer, radiator.

UTILITY/SHOWER ROOM 9'9" x 8'10" max
Double Glazed Window to rear, shower, pedestal wash hand basin, W/C, space for washing machine and dryer, double glazed door to front,

CONSERVATORY 10'2" x 6'6"
Double glazed with dwarf wall, door to rear garden.

BEDROOM ONE 15'7" x 10'8"
Double glazed Windows to rear, fitted wardrobes, radiator

BEDROOM TWO 11'8" x 9'11"
Double glazed window to front, fitted wardrobes, radiator

BEDROOM THREE/DINING ROOM 12'1" x 10'11"
Double glazed window, radiator.

SHOWER ROOM 7'9" x 7'3"
Double glazed window to side, walk in shower, vanity wash hand basin, W/C, towel radiator

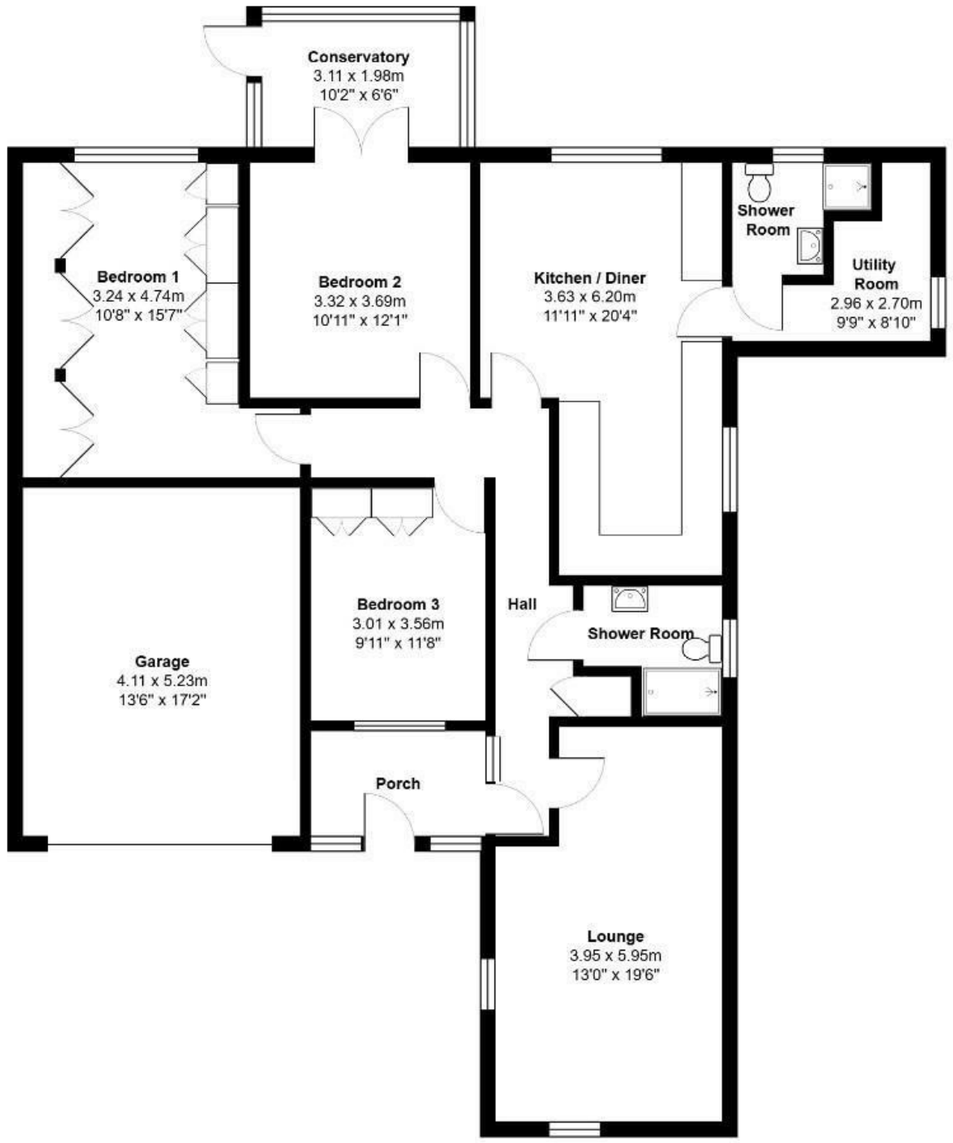
FRONT GARDEN
Driveway offering off road parking for several vehicles.

SIDE GARDEN
Laid to lawn with patio and trees.

REAR GARDEN
Laid to lawn with patio and garden shed.

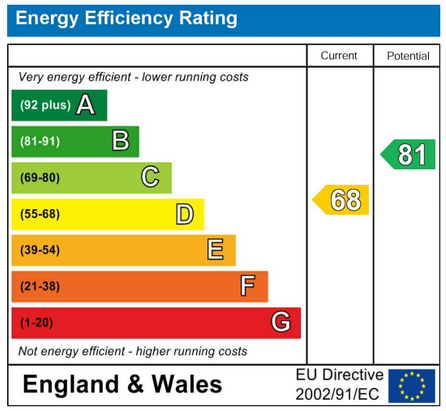
GARAGE 17'2" x 13'6"

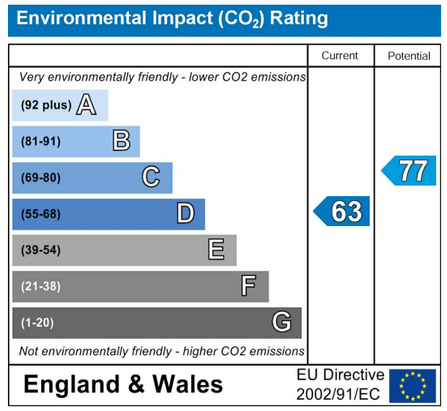
Agents Note
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before 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

- Well Presented Three Bedroom Detached Bungalow
- Lounge
- Dining Room/Third Bedroom
- Modern Kitchen/Dining Room and Shower Room
- Utility/ Shower Room
- Conservatory
- Corner Plot Gardens
- Gas Central Heating & Double Glazing
- Garage and Off Road Parking
- No Upward Chain





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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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