aj homes

Winchcombe Road,
BRISTOL, BS36 2AG

PRICE: £580,000

Property Features

- **Link Detached Benson Bungalow**
- **Three/Four Bedrooms**
- **Two/Three Reception Rooms**
- **Corner Plot**
- **Bathroom & Shower Room**
- **Detached Double Garage**
- **Front Rear & Side Gardens**
- **Off Street Parking**
- **Sought After Location**

Full Description

ENTRANCE HALL
L shaped, double glazed front door, under stairs storage cupboard, radiator, obscure double glazed window, stairs rising to the first floor landing. Doors to:

LOUNGE
18'7" x 12'4" (5.66 x 3.76)
Double glazed window, fireplace with inset multi fuel burner and granite hearth, television point and radiator.

KITCHEN
11'4" x 7'0" (3.45 x 2.13)
Double glazed window to rear, double glazed door to side, a range of fitted wall and base units with work-surfaces over, sink unit with mixer tap over, built in electric oven and gas hob with extractor over, integrated fridge freezer and integarted dishwasher. Spot lights.

DINING ROOM
12'4" x 11'4" (3.76 x 3.45)
Double glazed patio door overlooking garden, radiator, door with steps down to:-

STUDY/BEDROOM FOUR
11'5" x 9'9" (3.48 x 2.97)
Double glazed patio doors leading to the garden and radiator.

BEDROOM THREE
10'6" x 8'4" (3.2 x 2.54)
Double glazed window to front and radiator.

BATHROOM
Double glazed obscure window, corner tiled shower cubicle with mains shower over, vanity wash hand basin, low level w.c., panelled bath with mixer tap and shower attachment, heated towel rail, tiled walls.

LANDING
Doors to:-

MASTER BEDROOM
13'0" x 11'0" (3.96 x 3.35)
Double glazed window to font, radiator and two eaves storage cupboard.

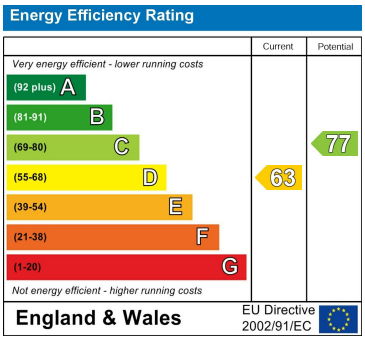
BEDROOM TWO
13'4" x 11'0" (4.06 x 3.35)
Double glazed window overlooking garden, radiator, eaves storage cupboards one housing Vailiant combination boiler.

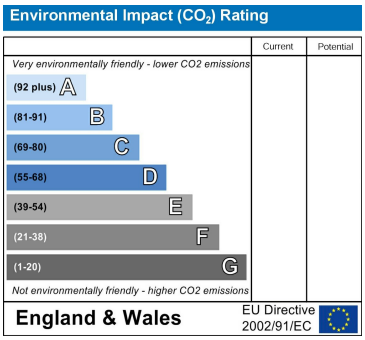
SHOWER ROOM
Corner shower cubicle with main shower over, low level w.c., vanity wash hand basin with mixer tap and splash backs, heated towel rail, extractor fan and Velux window.

FRONT GARDEN
Corner plot laid to lawn with well stocked herbaceous borders, pathway to the front door, variety of fruit trees including apple, plum, pear, quince & mulberry. gated side access.

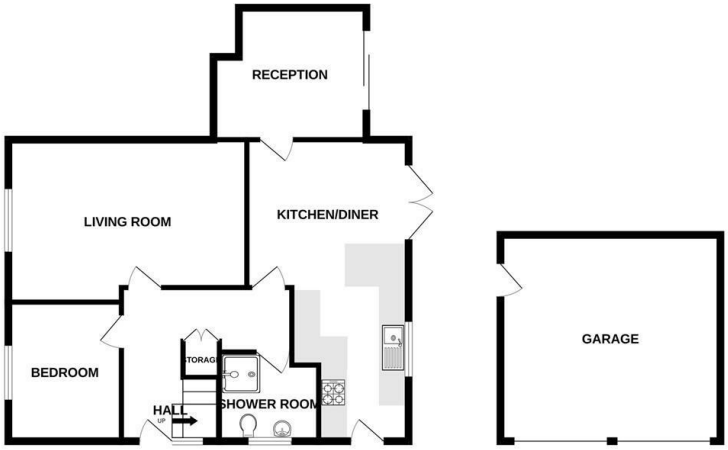
REAR GARDEN
Paved patio area with covered side walkway, step down to the lawn, planted borders, side access and door to the garage.

DOUBLE GARAGE
Two up and over doors, power and lighting, tap, door to the rear garden. Car charging point. Plumbing for washing machine.

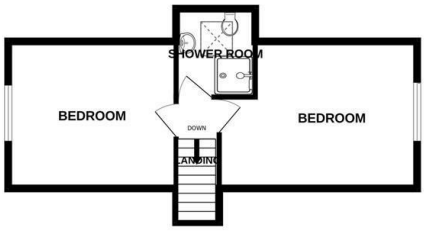




GROUND FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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