



**Church Road,
Bristol, BS36 1BY**

PRICE: £650,000

Property Features

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- Garage & Parking
- Views to the Rear
- No Onward Chain



Full Description

Church Road in the charming village of Winterbourne Down, Bristol, this beautifully presented detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this home is ideal for families seeking a tranquil yet convenient lifestyle. The property boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.



One of the standout features of this residence is its delightful south-west facing garden, which invites an abundance of natural light and creates a serene outdoor retreat. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is sure to impress.



The house also includes the modern bathrooms, ensuring convenience for all family members. Additionally, parking is a breeze with space available for up to three vehicles, making it easy for you and your guests to come and go.

Importantly, this property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. If you are looking for a well-appointed family home in a peaceful setting, this property on Church Road is not to be missed. Come and experience the charm and comfort it has to offer.

Entrance Hall

Composite door to hallway with radiator, stairs rising to 1st floor landing, under stairs storage cupboard, laminate flooring and doors to;

Cloakroom

Double glazed obscure window to front, suite comprising of low-level WC, vanity hand wash basin with mixer tap, tiled floor, part tiled walls and heated towel radiator.

Lounge

12'11 x 11'3 (3.94m x 3.43m)

Double glazed patio doors to rear garden, two radiators, gas fire with marble hearth and TV point

Dining Room

12'7 x 7'7 (3.84m x 2.31m)

Double glazed window to front and radiator.



Study

7'3 x 6'3 (2.21m x 1.91m)
 Double glaze window to front, radiator and laminate flooring.

Kitchen/Breakfast Room
 12'10 x 10'10 (3.91m x 3.30m)

A range of wall and base units with worksurface over, integrated fridge freezer, integrated double oven, space for washing machine, space for dishwasher, five ring gas hob with extractor fan. Tild splashback, 1 1/2 bowl ceramic sink with mixer tap, radiator and tiled floor. Open to;

Sun Room
 10'5 x 10'3 (3.18m x 3.12m)

Wood flooring with two sets of bifold doors, three Velux windows, radiator and TV point.

Landing
 Double glazed obscure window to side, access to loft with ladder. Door to airing cupboard housing hot water cylinder.

Bedroom One
 12'5 x 11'9 (3.78m x 3.58m)
 Double glazed window to front, radiator and fitted wardrobe. Door to;

En-Suite Wet Room
 Double glazed window to front, suite comprising of vanity low level WC, vanity hand wash basin with mixer tap, towel rail and mains fed waterfall shower. Spotlights, extractor fan and fully tiled floor and walls.

Bedroom Two
 11'3 x 10'5 (3.43m x 3.18m)
 Double glazed window to rear, radiator and fitted wardrobes

Bedroom Three
 11'2 x 6'11 (3.40m x 2.11m)
 Double glazed window to rear and radiator.

Bedroom Four
 7'6 6'5 (2.29m 1.96m)
 Double glazed windows to front and radiator.

Bathroom
 Comprising of a panelled bath with mixer tap and waterfall mains fed shower over, vanity hand wash basin with mixer tap, vanity low level WC, spotlights, extractor fan, heated towel rail, fully tiled floor and part tiled walls

Garage
 With up and over door, light and power.

Rear Garden
 Enclosed by natural stone walling and fencing, mainly laid to chippings lawn and patio. South westerly facing.

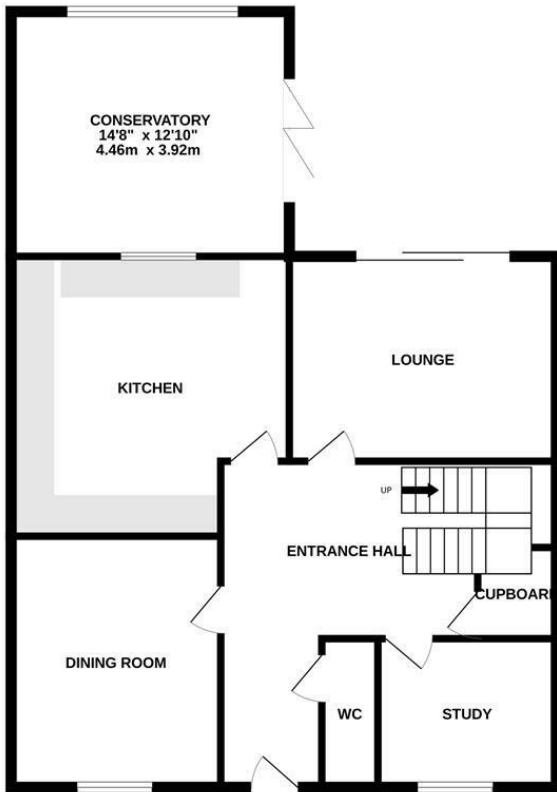
Front Garden
 Parking for several vehicles, mainly laid to chippings with pathway leading to front door, side gate to rear garden.



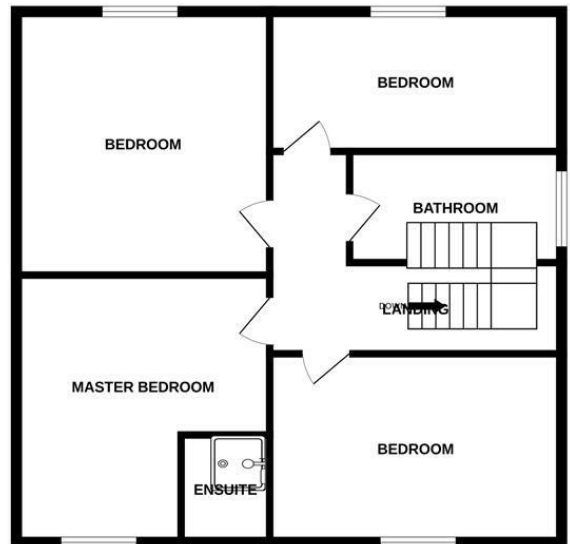
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	82
England & Wales	EU Directive 2002/91/EC		

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



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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