



**Stanford Close,
Bristol, BS36 2DG**

**PRICE: Offers In
Excess Of £425,000**

Property Features

- Beautifully Presented Home
- Three Bedrooms
- Living Room
- Kitchen/Dining Room
- Reception Room/Snug
- Utility Room & WC
- Gas Central Heating
- UPVC Double Glazing
- Backing Onto Field
- Garage & Gardens

Full Description

Description

Welcome to this beautifully presented home located on Stanford Close in the village of Frampton Cotterell, Bristol. This delightful property, built in 1969, offers a generous living space of 1,389 square feet, making it an ideal choice for families or those seeking extra room to breathe.

The extended ground floor provides versatile living space with views over the private rear garden and there are three well-proportioned bedrooms to the first floor.

The modern bathroom is complemented by a convenient utility room and a separate WC, adding to the practicality of the home. One of the best selling features of this property is its picturesque setting, as it backs onto the playing fields, offering a tranquil view and a sense of peace.

Additionally, the property includes a garage, providing secure parking and extra storage space.

If you are looking for a well-maintained residence in a lovely area, this property on Stanford Close is certainly worth considering. Don't miss the opportunity to make this charming house your new home.

Entrance Hall

Entrance via UPVC double glazed door with stained glass inset and obscure side panels to entrance hall, understairs cupboard, stairs to first floor accommodation, coving, double radiator, doors to all ground floor accommodation.

Living Room

14'6 x 11'11 (4.42m x 3.63m)

UPVC double glazed window to front aspect, coving, double radiator, feature remote control electric fire.



Kitchen/Dining Room

22'5 x 18'3 (6.83m x 5.56m)

UPVC double glazed windows to rear and side aspect, UPVC double glazed patio sliding doors to rear garden, range of fitted wall and base units with laminate work surfaces over, one and half bowl stainless steel sink unit with mixer tap, space for electric cooker, plumbing for washing machine and dishwasher, radiator, coving, tiled splash backs, under stairs cupboard, archway to study/snug.

Reception Room

11'2 x 10'1 (3.40m x 3.07m)

Coving, radiator.

Utility Room

9'8 x 8'0 (2.95m x 2.44m)

UPVC double glazed window to side aspect, UPVC part double glazed door to rear garden, base units, doors to WC and garage.

WC

Obscure UPVC double glazed window to rear aspect, wash hand basin, WC,

Landing

UPVC double glazed window to side aspect, access to loft space, coving.

Bedroom 1

13'7 x 10'7 (4.14m x 3.23m)

UPVC double glazed leaded window to front aspect, double radiator.

Bedroom 2

12'1 x 10'7 (3.68m x 3.23m)

UPVC double glazed leaded window to rear aspect radiator, built in wardrobes providing shelving and hanging space, coving.

Bedroom 3

7'8 x 7'8 (2.34m x 2.34m)

UPVC double glazed window leaded window to front aspect, laminate flooring, radiator.

Shower Room

7'8 x 7'8 (2.34m x 2.34m)

Obscure UPVC double glazed window to rear aspect, WC, wash hand basin with vanity unit under, walk in shower cubicle with rain shower and hand held attachment, heated towel rail, double radiator, fully tiled, extractor fan.

Front Garden

Rear Garden

Enclosed by stone wall and fence, laid to lawn with shrub borders and raised shrub borders, established trees, shingle seating areas, tap.

Garage

16'7 x 8'0 (5.05m x 2.44m)

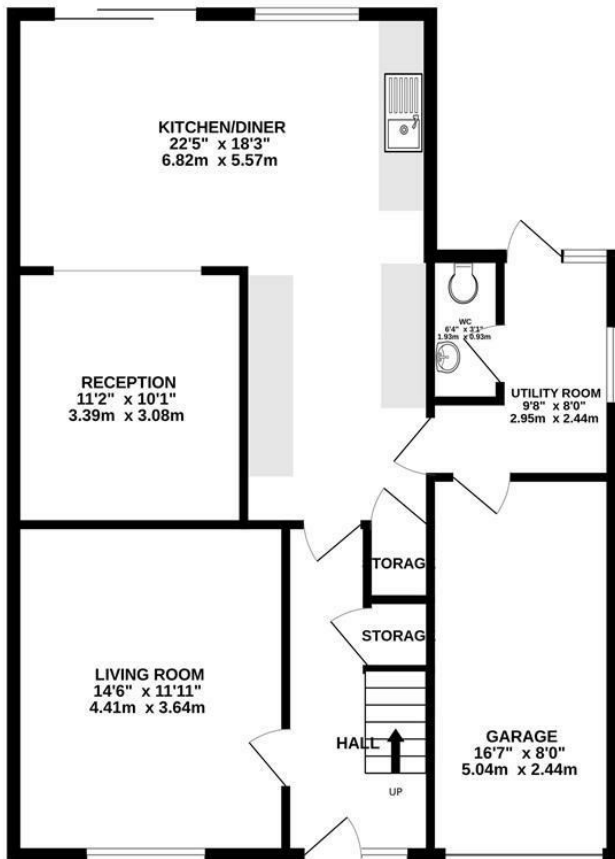
Up and over door, power and light, tap, wall mounted Worcester central heating boiler, door to utility room.



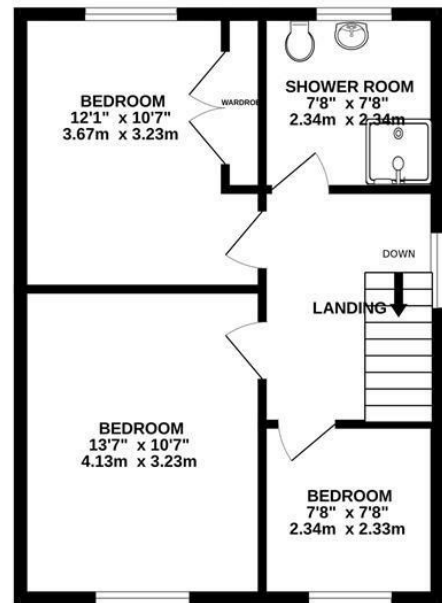
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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