



**St Saviours Rise,
BRISTOL, BS36 2SW**

**PRICE: Asking Price
£625,000**

Property Features

- Extended Detached House
- Four/Five Bedrooms
- Three/Four Reception Rooms
- Cloakroom
- Dressing Room & En-Suite
- Cul-De-Sac Location
- Conservatory
- Good Size Rear Garden
- Garage & Off Street Parking for Several Vehicles

Full Description

Entrance Hallway

'Karndean' flooring, stairs rising to the first floor landing, under stairs storage cupboard, coved and textured ceiling, smoke detector, radiator.

Cloakroom

Living Room

Office

8'4 x 8'4 (2.54m x 2.54m)

Double glazed bay window to the front, coved ceiling, radiator.

Bedroom Five

9'4 x 8'2 (2.84m x 2.49m)

Double glazed window to the side, radiator.

Kitchen/Breakfast Room

21'4 x 9'5 (6.50m x 2.87m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, integrated dishwasher, space for 'American' style fridge/freezer, built in double electric oven and gas hob with extractor over, one and a half bowl stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, coved and textured ceiling, two radiators, 'Karndean' flooring, open plan to conservatory.

Conservatory

13'3 x 11 (4.04m x 3.35m)

Double glazed windows to the side and rear, double glazed French doors to the side, 'Karndean' flooring, radiator.

Utility Room

Fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit, space for washing machine, space for tumble dryer, tiled splash-backs, textured ceiling, door to the garage, 'Karndean' flooring.



Study
11'1 x 9'3 (3.38m x 2.82m)
Double glazed window to the side, double glazed door to the rear, laminate flooring, radiator.

Landing
Double glazed window to the side, textured ceiling, smoke detector, access to the loft space, airing cupboard.

Bedroom One
13'6 x 12'4 (4.11m x 3.76m)
Double glazed windows to the front and side, radiator, textured ceiling.

Dressing Room
Two built in wardrobes with hanging space and shelving.

En-Suite Shower Room
Double glazed obscure window to the front, built in shower cubicle with shower over, pedestal wash hand basin, tiled flooring, tiled walls, ceiling spot lighting, extractor, radiator.

Bedroom Two
13'5 x 8'6 (4.09m x 2.59m)
Double glazed window to the rear, radiator, textured ceiling.

Bedroom Three
10' x 9'9" (3.05m x 2.97m)
Double glazed window to the front, radiator, textured ceiling.

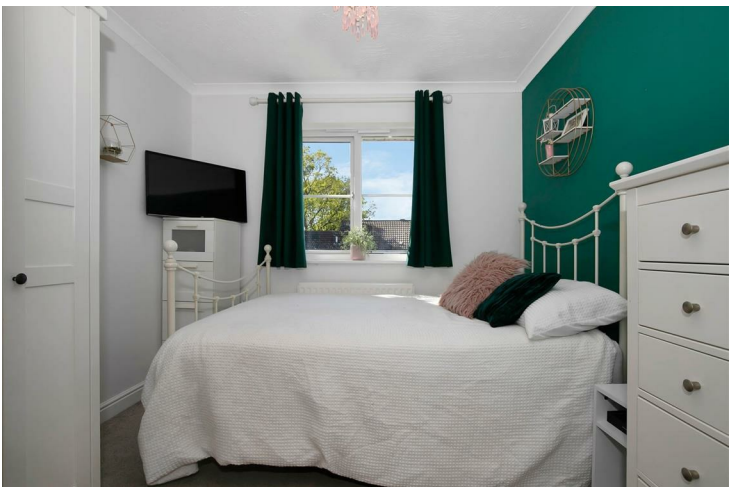
Bedroom Four
9 x 8'9" (2.74m x 2.67m)
Double glazed window to the rear, radiator, coved and textured ceiling.

Bathroom
Double glazed obscure window to the rear, panelled bath with shower over, low level w.c., pedestal wash hand basin, radiator, part tiled walls, textured ceiling, extractor, shaver point.

Garage
17'3 x 11'8 (5.26m x 3.56m)
With up and over door, power and lighting.

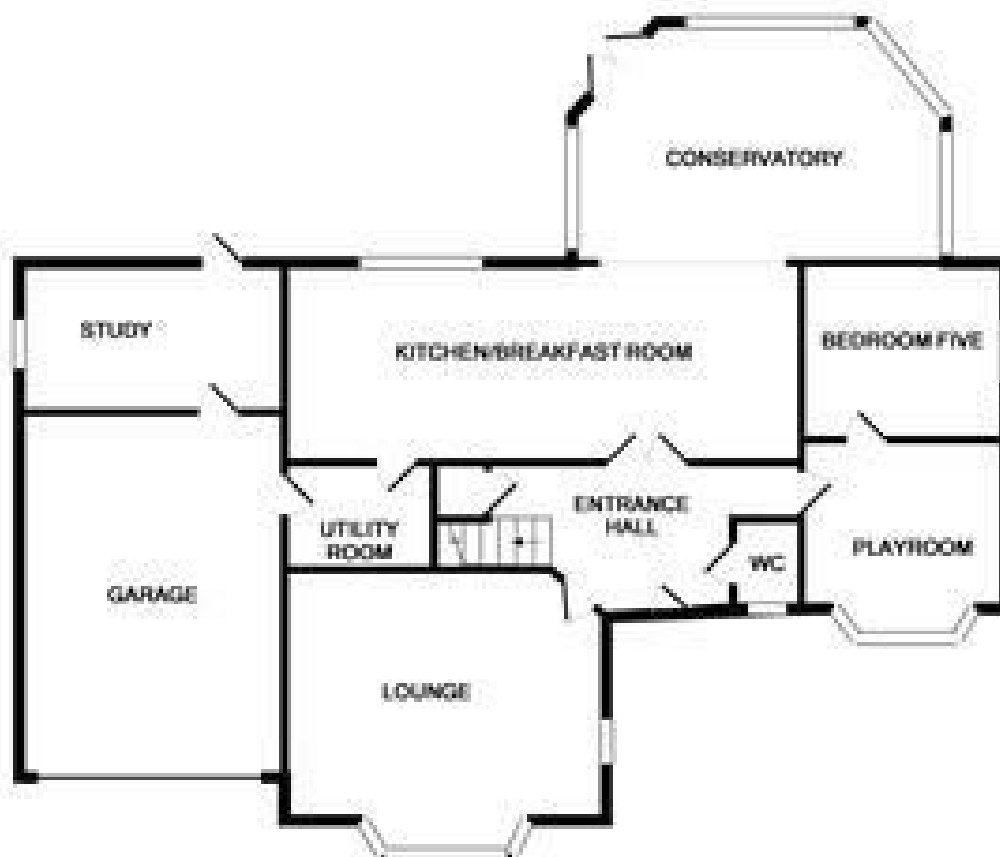
Rear Garden
Paved patio area, lawned area, gravelled area, enclosed by fencing, side access, tap, lighting.

Front
Tarmac driveway providing off street parking for several vehicles, gravelled area, side access, lighting.

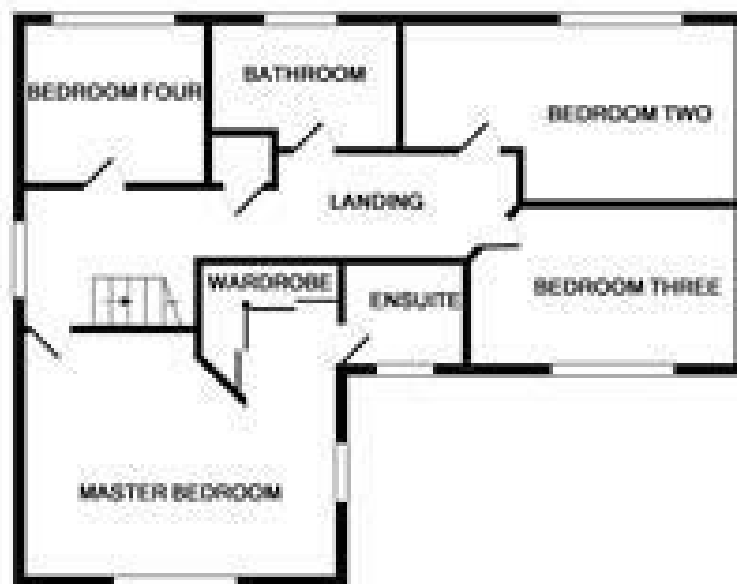


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Netplan 11/2018

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements