



**Beacon Lane,  
Bristol, BS36 1JU**

**PRICE: Offers Over  
£400,000**

## Property Features

- 4 Year Old Modern Home
- Three Bedroom
- Potential for Loft Conversion ST. Planning
- Living Room
- Kitchen/Breakfast Room
- Downstairs WC
- En-Suite Shower Room
- Allocated Parking
- En-closed Rear Garden
- Semi-Detached

## Full Description

### Description

A semi detached three-bedroom home offers modern living with a rural feel. Built just four years ago by a reputable local builder, the property boasts contemporary design and high-quality finishes throughout.

There is a spacious reception room to the front that provides a separate area to entertain or simply unwind , ideal for both relaxation and entertaining. The well-appointed kitchen is equipped with several built-in Bosch appliances keeping the overall look smart and streamline

The property comprises three generously sized bedrooms, with the potential to convert the loft space into a fourth bedroom, providing flexibility for growing families or those in need of a home office.

The landscaped rear garden backs onto countryside offering an open aspect and rural views. Additionally, the property benefits from off-street parking for two cars, a valuable asset in this desirable location.

Conveniently situated within walking distance to the town, residents can enjoy easy access to local amenities, shops, and transport links. This property presents an excellent opportunity for those seeking a modern family home.

### Entrance Hall

Entrance via composite door with obscure leaded inset to entrance hall, double radiator, consumer unit, under stairs cupboard, laminate flooring, doors to all ground floor accommodation.

### Cloakroom

WC, wash hand basin with vanity unit under, tiled splash backs, double radiator.

### Living Room

19'0 x 10'10 (5.79m x 3.30m)

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



**Kitchen/Dining Room**

18'1 x 10'10 (5.51m x 3.30m)

UPVC double glazed window to rear aspect, double glazed bifold doors to rear garden, range of fitted wall and base units with work surfaces over, sink unit with mixer tap, integral dishwasher and washing machine, integral Bosch oven, microwave and induction hob with cooker hood over, cupboard housing Worcester central heating boiler, TV point, Hive central heating control.

**Landing**

Access to loft space with pull down ladder (potential for 4th bedroom and further bathroom, Velux window) built in storage cupboard, doors to -

**Bedroom 1**

12'11 x 10'6 (3.94m x 3.20m)

UPVC double glazed window to rear with far reaching views, double radiator, two built in double wardrobe, door to -

**En-Suite**

10'6 x 5'2 (3.20m x 1.57m)

Obscure UPVC double glazed window to rear aspect, WC, pedestal wash hand basin, heated towel rail, spot lighting, extractor fan, tiled floor, walk in double shower cubicle with recessed shelving and lighting,

**Bedroom 2**

12'10 x 9'10 (3.91m x 3.00m)

UPVC double glazed window to front aspect, double radiator, television point.

**Bedroom 3**

13'2 x 8'3 (4.01m x 2.51m)

UPVC double glazed window to front aspect, double radiator, built in wardrobe, television point.

**Bathroom**

Obscure UPVC double glazed window to side aspect, panelled bath with shower over, pedestal wash hand basin, WC, heated towel rail, shaver point, extractor fan, tiled floor, part tiled walls.

**Rear Garden**

Enclosed by fencing, the garden was landscaped by the current owner, laid to lawn with two patio seating areas, tap, electric point and light.

**Front Garden**

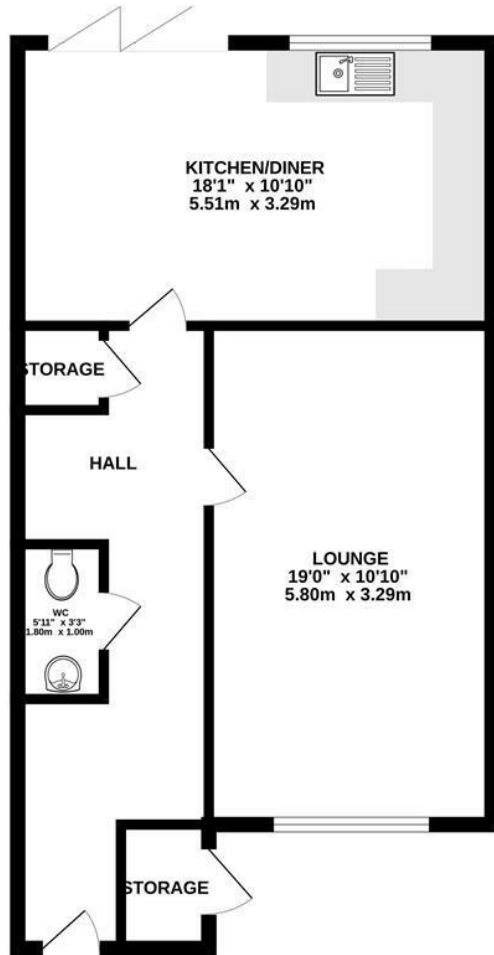
Allocated off street parking for 2 cars. electric socket, storage shed, laurel hedge.



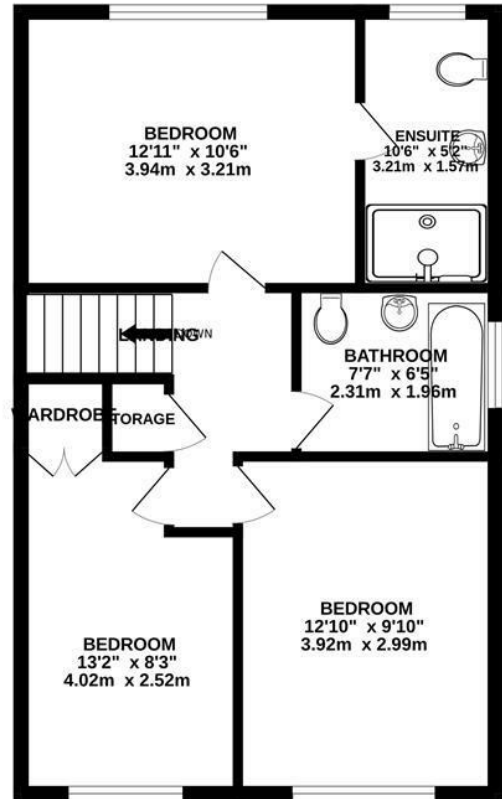
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 95        |
| (81-91) B                                   |  | 84                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



FIRST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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 and 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