



**Footes Lane,
Bristol, BS36 2JG**

PRICE: £415,000

Property Features

- Four Bedrooms
- Detached Family Home
- Two Reception Rooms
- Downstairs Cloakroom
- Oil Central Heating
- Popular Location
- Garage & Driveway
- Front and Rear Gardens
- No Onward Chain

Full Description

Entrance Via

Entrance via UPVC door with obscure glazed inset and matching panels to entrance hall, stairs to first floor accommodation, parquet flooring, under stairs cupboard housing oil central heating boiler, doors to all ground floor accommodation.

Living Room

17'7 x 11'11 (5.36m x 3.63m)

UPVC double glazed window to front aspect, double radiator, feature fire place with open fire and stone surround with granite hearth, parquet flooring (under carpeting)

Dining Room

14'6 x 10'8 (4.42m x 3.25m)

Window to rear aspect, double radiator, parquet flooring (under carpeting)

Kitchen

12'2 x 8'8 (3.71m x 2.64m)

Window to rear aspect, part glazed wooden door to rear garden, wall and base units with work surfaces over, space for cooker, plumbing for dishwasher, tiled splash backs, electric cooker point, wall mounted electric heater.

Cloakroom

Obscure UPVC double glazed window to side aspect, WC, pedestal wash hand basin, tiled splash backs.

Landing

Half turn staircase, UPVC double glazed window to side aspect, double radiator, access to loft space, doors to all first floor accommodation.



Bedroom 1
11'11 x 10'1 (3.63m x 3.07m)
UPVC double glazed window to front aspect, radiator, coving.

Bedroom 2
14'6 x 8'11 (4.42m x 2.72m)
UPVC double glazed window to rear aspect, double radiator, coving.

Bedroom 3
10'4 x 8'8 (3.15m x 2.64m)
UPVC double glazed window to rear aspect, radiator.

Bedroom 4
11'11 x 7'6 (3.63m x 2.29m)
UPVC double glazed window to front aspect, radiator.

Bathroom
10'3 x 5'10 (3.12m x 1.78m)
Obscure UPVC double glazed window to side aspect, white suite comprising panelled bath with shower over, WC, pedestal wash hand basin, double radiator, wall light point.

Front Garden
Laid to lawn, enclosed by established hedge, driveway providing off street parking for 2 cars.

Rear Garden
Laid to patio, steps leading to raised lawn area, shrub borders, pathway providing side access to gate leading to front garden, outside light, personnel door to garage.

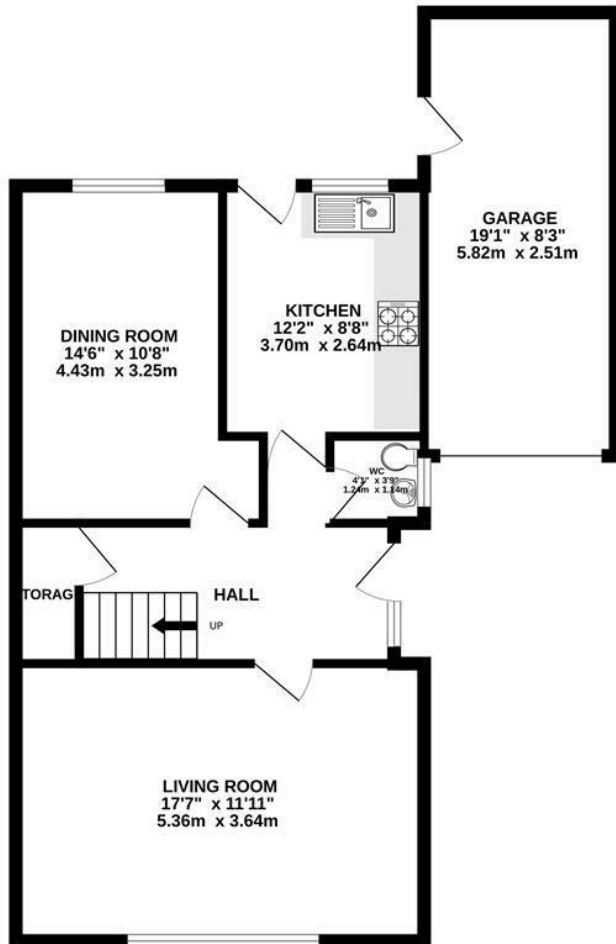
Garage
19'1 x 8'3 (5.82m x 2.51m)
Up and over door, power and light, personnel door to garden.



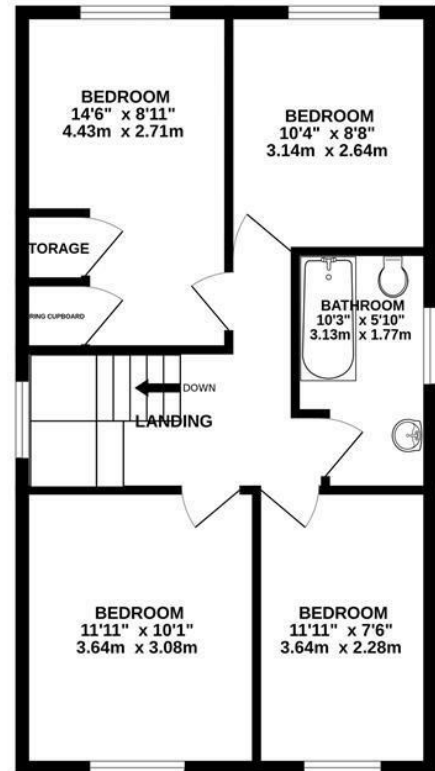
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
		35
England & Wales	EU Directive 2002/91/EC	

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
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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