



**Park Lane,
Bristol, BS36 2ES**

**PRICE: Offers In
Excess Of £400,000**

Property Features

- Extended Semi Detached House
- 18' Dining/Family Room
- Three Bedrooms
- 22' Living Room
- Garage & Off Street Parking
- Good Size Rear Garden
- Boiler Approximately 3 Years Old
- Village Location

Full Description

Description

Located on Park Lane, Frampton Cotterell, Bristol, this semi-detached house with three well-proportioned bedrooms, this extended home is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious living room and to the rear there is an extended dining and family room, a wonderful space for family gatherings or casual dining. This area seamlessly connects to the enclosed rear garden.

The property also benefits from a garage and parking, ensuring convenience. The enclosed garden is a fantastic feature, providing a safe space for children to play or a place to unwind.

Whether you are looking to settle down or invest, this three-bedroom semi-detached house on Park Lane is a wonderful opportunity not to be missed.

Entrance Hall

Stairs rising to the first floor landing, under stairs storage cupboard housing boiler (approximately 3 years old), radiator, smoke detector.

Living Room

22'9 x 12'5 (6.93m x 3.78m)

Double glazed window to the front, two radiators, television point, open to Dining/Family room.



Kitchen
10'7 x 9 (3.23m x 2.74m)
Double glazed window to the side, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs, space for washing machine, stainless steel single drainer sink unit with mixer tap over, built in electric oven and gas hob with extractor over, integrated dishwasher, integrated fridge, integrated freezer, tiled flooring.

Dining/Family Room
18'4 x 10'3 (5.59m x 3.12m)
Double glazed window to the rear, double glazed patio doors to the rear, two radiators, textured ceiling.

Landing
Double glazed window to the side, access to the loft space (part boarded with ladder and lighting).

Bedroom One
12'10 x 9'4 (3.91m x 2.84m)
Double glazed window to the front, radiator, built in wardrobes with hanging space and shelving, built in storage cupboard.

Bedroom Two
11'3 x 9'11 (3.43m x 3.02m)
Double glazed window to the rear, radiator.

Bedroom Three
8'3 x 7'9 (2.51m x 2.36m)
Double glazed window to the side, radiator.

Bathroom
Double glazed obscure window to the rear, panelled bath with shower over, pedestal wash hand basin, low level w.c.

Rear Garden
Enclosed by fencing and walling, gravelled area, lawned area, mature tree, side access gate, planted borders, lighting, tap to the side of the house.

Front Garden
Tarmac driveway providing off street parking, mature tree, planted borders, side access.

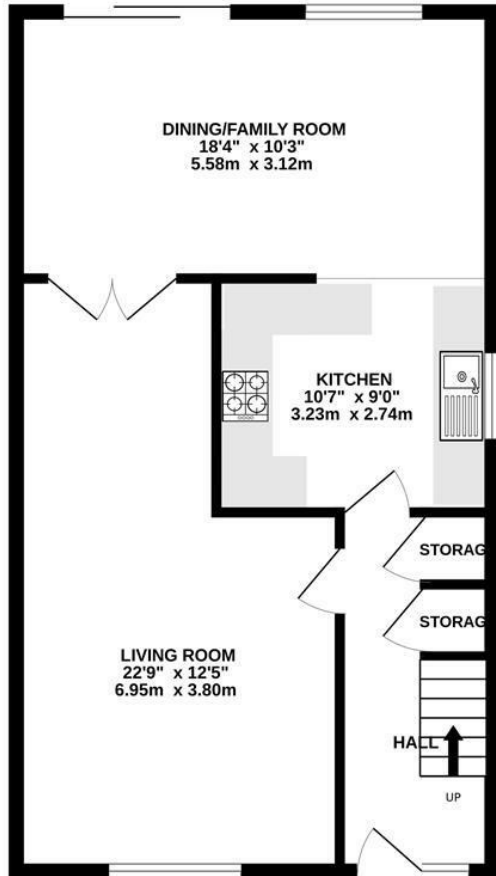
Garage
Single garage with up and over door, power and lighting.



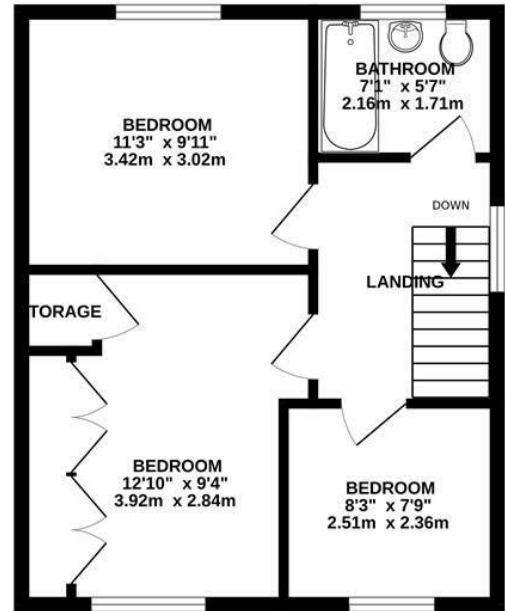
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
England & Wales	EU Directive 2002/91/EC	

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
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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 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