



**Aldens Close,
Bristol, BS36 1ES**

**PRICE: Offers In
Excess Of £450,000**

Property Features

- Modern Detached Home
- Two Double Bedrooms
- Private Road
- Sought After Village Location
- Kitchen/Dining Room
- Living Room
- UPVC Double Glazing
- Garden Studio/Office
- Utility Room & WC
- Driveway and Additional Parking

Full Description

Description

Situated in a private cul-de-sac within Winterbourne Down, Bristol, this detached modern home offers comfort and contemporary living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking something a little unique.

The heart of the home is the spacious kitchen and dining room, which provides an inviting space for both cooking and entertaining. The living room is situated as the rear of the property with views over the garden. Additionally, the utility room adds practicality to daily life, while the downstairs cloakroom enhances convenience.

There is a private rear garden with a fabulous garden studio this offers a versatile area that can be used as a home office, art studio, or a quiet retreat for hobbies.

For those with vehicles, the property boasts a driveway for 2/3 cars along with additional parking, ensuring that you and your guests will always have a place to park.

Entrance Via

Entrance via composite door with obscure glazed insets to -

Kitchen/Dining Room

22'4 x 19'1 (6.81m x 5.82m)

Two UPVC double glazed windows to front aspect, range of fitted wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with mixer tap, matching island with work surfaces over and and cupboards under, built in wine fridge, integral gas hob with electric cooker under, cupboard housing central heating boiler, tiled splash backs and tiled floor, 2 panel radiators, built in storage cupboards, doors to -



Utility Room
7'5 x 3'10 (2.26m x 1.17m)
Obscure UPVC double glazed window to side aspect, double radiator, stainless steel sink unit with mixer tap, base units with work surfaces over, tiled splash backs, plumbing for washing machine, tiled floor.

Cloakroom
WC, wash hand basin with vanity unit under, double radiator, tiled floor, extractor fan, spot light.

Living Room
22'4 x 12'8 (6.81m x 3.86m)
UPVC double glazed window to side aspect, bi fold doors leading out to the rear garden, laminate flooring, stairs to first floor accommodation.

Landing
Access to loft space, doors to all first floor accommodation.

Bedroom
12'8 x 10'8 (3.86m x 3.25m)
UPVC double glazed window to rear aspect, laminate flooring, double radiator, range of Sharps fitted wardrobes providing shelving and hanging with lighting.

Bedroom 2
12'9 x 11'3 (3.89m x 3.43m)
UPVC double glazed window to front aspect, laminate flooring, range of fitted wardrobes with hanging space.

Garden Studio/Office
11'4 x 9'1 (3.45m x 2.77m)
Timber built studio, (part is sectioned off to provide outdoor storage) panel heater, French doors, power and light, personnel door.

Bathroom
8'8 x 5'9 (2.64m x 1.75m)
Sky light, panelled bath with rain shower, wash hand basin with vanity unit under, WC, shaver point, laminate flooring, part tiled walls, extractor fan, spot lighting.

Rear Garden
Laid to lawn with patio seating area, enclosed by fence, outside tap and light, gate providing access to front driveway.

Driveway
Providing off street parking for 2 to 3 cars, plus additional off street parking for 2.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(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	

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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