



Greystone Cottage, 33 Alexandra Road

Frampton Cotterell, Bristol **BS36 2PZ**

£335,000



MacKendrick
Norcott

IT'S ALL ABOUT THE SERVICE

01454 77 24 68





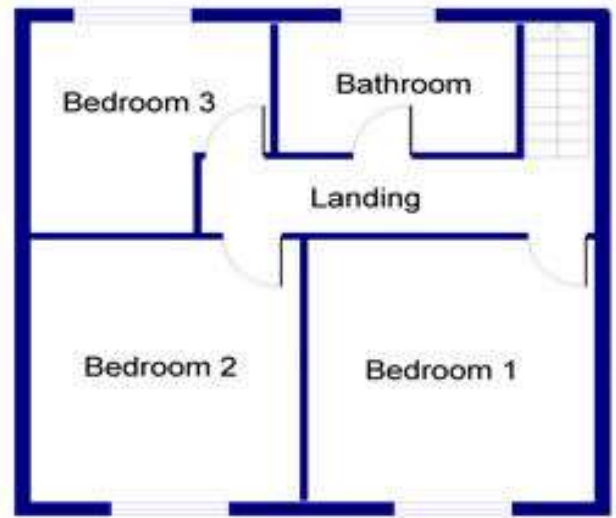
MacKendrick
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Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Situated in this favoured road within easy walking distance to local primary schools a superbly renovated and extended Victorian cottage currently serving as a lovely young family home.

There are three reception rooms including the 24' long luxury fitted kitchen/dining room which is the main focal point of the house.

- Three double bedrooms
- Large bathroom with contemporary suite
- Georgian style PVCu double glazing
- Gas fired central heating
- East/West gardens
- Garage and further off road parking.

Coalpit Heath is a village with a strong community, located to the north east of Bristol and within 3 miles of the town of Yate. There is a local convenience store and a couple of public houses.

Primary education is at either The Manor Coalpit Heath Church of England Primary School or Watermore Primary School situated in Frampton Cotterell, the neighbouring village. Independent primary schooling can be found in nearby Winterbourne. Secondary and Sixth Form education can be found at The Ridings; Federation Winterbourne International Academy.

Bristol City Centre is within 8 ½ miles of Coalpit Heath, and the M5 and M4 are approximately 6 ½ miles away, with the M32 being approximately 6 miles away. The main line railway station at Bristol Parkway is within a 4 mile drive, and Bristol airport is approximately 16 ½ miles to the south.



Outside light, white composite wood grain entrance door with two double glazed panels with obscure glass leading to living room.

LIVING ROOM 13' 2" x 12' (4.01m x 3.66m) PVCu Georgian style double glazed window overlooking front, contemporary style radiator, wooden fire surround with shallow slate hearth, wiring for wall lights, mat well, oak laminated floor, door leading to kitchen/dining room.

KITCHEN/DINING ROOM 24' 1" x 14' reducing to 10' (7.34m x 4.27m reducing to 3.05m) Belfast china sink, comprehensive of fitted wall and base units with light oak shaker style doors, brushed stainless steel handles, granite worksurfaces, granite splashbacks and matching central breakfast bar with base units and drawers under, Bosch integrated double oven and grill, Bosch five burner gas hob with stainless steel chimney hood extractor over with integrated halogen light, plumbing for automatic washing machine, plumbing for automatic dishwasher, broom cupboard, space for American style fridge/freezer, two contemporary style radiators, vinyl tile flooring, understairs cupboard door concealing staircase leading to first floor, PVCu half double glazed split stable door leading to rear garden, PVCu Georgian style double glazed window to rear, door to cloakroom, walk through to dining room/children's playroom.

CLOAKROOM Close coupled w.c., corner wash hand basin with tiled splashback.

DINING ROOM/CHILDREN'S PLAYROOM 10' 6" x 10' 4" (3.2m x 3.15m) Contemporary style radiator, white anodised aluminium bi-folding double glazed doors with integrated venetian blinds leading to rear garden.

FIRST FLOOR LANDING Access to loft space via loft ladder, ceiling mounted smoke detector.

BEDROOM ONE 12' x 11' 5" (3.66m x 3.48m) to wardrobe door. PVCu Georgian style double glazed window overlooking front, double panel radiator, full width of fitted double wardrobes with hanging rails and shelves.

BEDROOM TWO 13' x 10' (3.96m x 3.05m) PVCu Georgian style double glazed window overlooking front, double panel radiator.

BEDROOM THREE 10' 7" x 10' (3.23m x 3.05m) L shaped. PVCu Georgian style double glazed window overlooking rear garden, double panel radiator.

BATHROOM 10' 2" x 6' 5" (3.1m x 1.96m) Contemporary white suite comprising pedestal wash hand basin, close coupled w.c., bath with Jacuzzi style vents, corner filling 1/4 turn mixer tap, over bath shower screen, thermostatic shower valve with dual shower heads including rainforest shower head, white towel heater/radiator, tiled bath surround, wash hand basin with tiled splashback, vanity cupboard over, built in linen cupboard with slatted shelves, ceramic tiled floor, electric shaver socket, recessed ceiling downlights, ceiling mounted electric air extractor, PVCu Georgian style double glazed window with obscure glass, deep window sill.

GARDEN FRONT Facing due East. Exclusively laid to brick paviour driveway providing off road parking for approximately three vehicles, three steps up to entrance door, pedestrian access behind timber gate leading to rear garden.

INTEGRAL GARAGE 13' 6" x 6' 7" (4.11m x 2.01m) White fibreglass up and over door, power and light, Worcester gas fired combination boiler supply central heating and domestic hot water, electric consumer box, side door.

GARDEN REAR Facing due West. 41' x 30' (12.5m x 9.14m) Fully enclosed, full width paved patio, steps up to lawned garden with shrubs and brick built barbecue, outside lighting, water tap, electric power outlets.

TENURE: Freehold

COUNCIL TAX BAND: D

METERED WATER SUPPLY: NO

ENERGY EFFICIENCY RATING: C

EXACT AGE OF PROPERTY: 1901

TOTAL FLOOR AREA: 106 m²

It is a condition of these particulars that all negotiations are conducted through MacKendrick Norcott:- MAKING AN OFFER : When you make an offer on this property we, as the sellers agent, will require information with regard to your ability to purchase. PHOTOGRAPHS: Please note that we provide photographs for general information only. Photographs may depict the property in a furnished condition. It must not be assumed that any item shown is included in the sale with the property unless specifically mentioned. INDICATED MEASUREMENTS ARE FOR GUIDANCE ONLY. NOTE: We have not surveyed the property or tested the services, appliances or fittings. Room measurements should not be relied upon for carpets and curtains. M839

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