



Park Lane,
Frampton Cotterell, Bristol, BS36 2EN

Price: £320,000

Property Features

- Extended Semi Detached Home
- Three Bedrooms
- Garage & Parking
- Kitchen / Diner
- Two Reception Rooms
- Conservatory
- Popular Location
- No Onward Chain

Full Description

ENTRANCE HALL

Under stairs storage cupboard, radiator. Stairs rising to first floor landing. Doors to:

LOUNGE

13' 5" x 11' 11" (4.09m x 3.63m)

Feature fireplace fitted with multi-fuel stove with stone hearth. Radiator and double glazed window to front.

KITCHEN

16' 1" x 8' 9" (4.9m x 2.67m)

Double glazed window to rear. kitchen comprises of a range of wall and base units with roll edge work surface over, Sink with drainer, spaces for washing machine, dishwasher, fridge and freezer. Tiled floor and splash backs. Access to loft and spotlights, open to:

DINING ROOM

12' 1" x 10' 8" (3.68m x 3.25m)

Double glazed patio door to conservatory and radiator.

CONSERVATORY

17' 4" x 10' 8" (5.28m x 3.25m)

Constructed with dwarf walling, upvc and double glazed windows and roof. French doors to garden. Door to:

CLOAKROOM

Low level w/c and extractor.

GARAGE

With up and over door light and power with over head storage.



LANDING

Access to loft space which is partially boarded and has controls for solar panels.

MASTER BEDROOM

13' 7" x 10' 8" (4.14m x 3.25m)

Double glazed window to front and radiator.

BEDROOM 2

12' 1" x 10' 10" (3.68m x 3.3m)

Double glazed window to rear, radiator and airing cupboard housing hot water tank.

BEDROOM 3

9' 8" x 7' 4" (2.95m x 2.24m)

Double glazed window to front and radiator.

BATHROOM

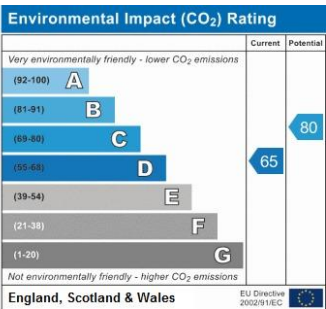
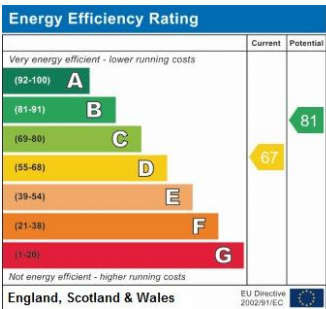
Double glazed obscure window to rear, suite comprising of a low level w/c, pedestal hand wash basin and panelled bath with shower over. Spot lights and extractor. Part tiled walls and radiator.

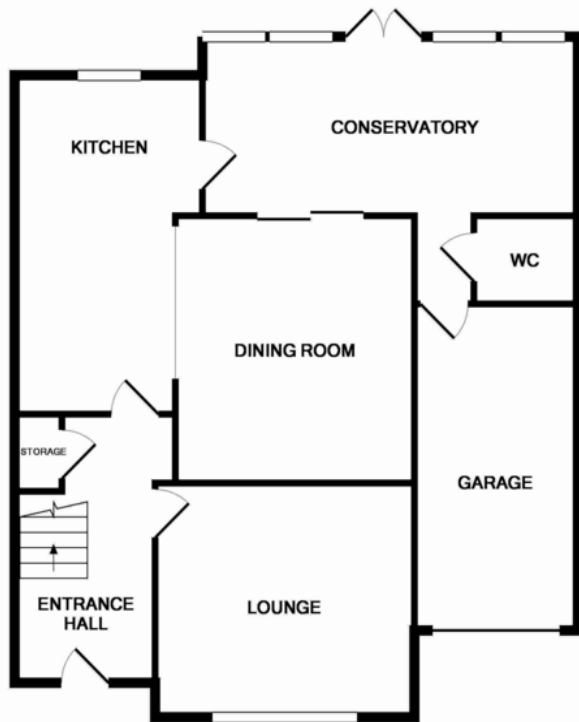
REAR GARDEN

Good Sized enclosed rear garden with wooden fence panels , mature shrubs and lawn areas. Raised deck and patio. Easterly Facing.

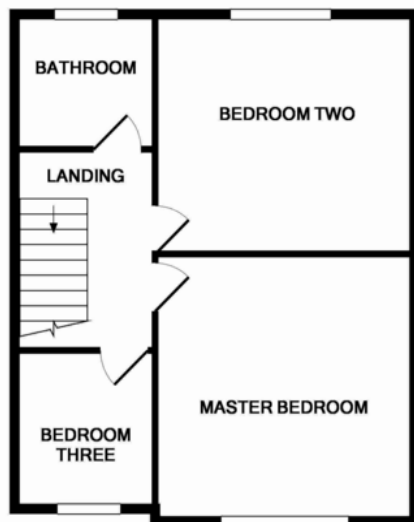
FRONT GARDEN

Mainly block paved off street parking for two cars. Gravel area, dwarf walling and wooden fencing.





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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