



**Park Lane,
Frampton Cotterell, Bristol, BS36 2EN**

Price: £320,000

Property Features

- Extended Semi Detached Home
- Three Bedrooms
- Garage & Parking
- Solar Panels
- No Onward Chain
- Two Reception Rooms
- Conservatory
- Popular Location

Full Description

This extended home is a must see. It offers two receptions and a good sized kitchen as well as conservatory and the all important downstairs w/c if you have children. Upstairs can be found three good sized bedrooms and a family bathroom. The property also benefits from a solar panels providing free daylight electricity, 2.5 Kw of solar panels with also generating you with approximately £400 p/a. It is offered with no onward chain and will go quick. Please call us on 01454252140 to arrange your viewing.

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.

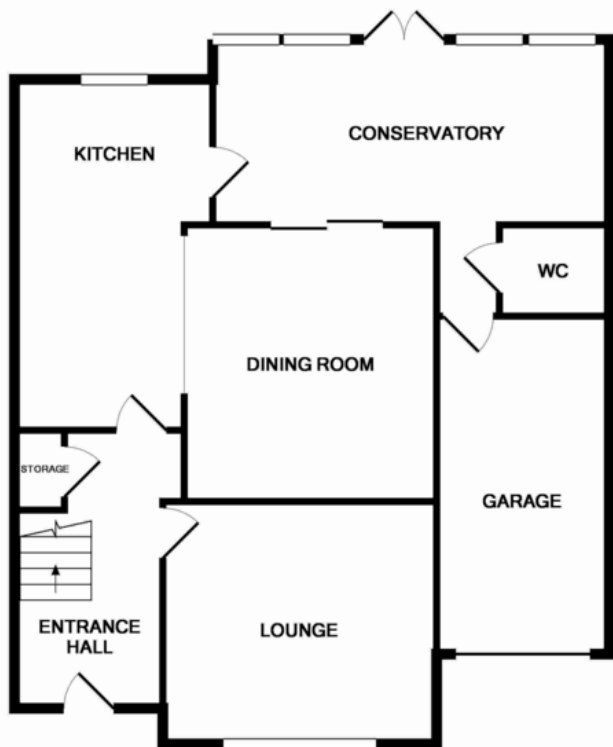
REAR GARDEN

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

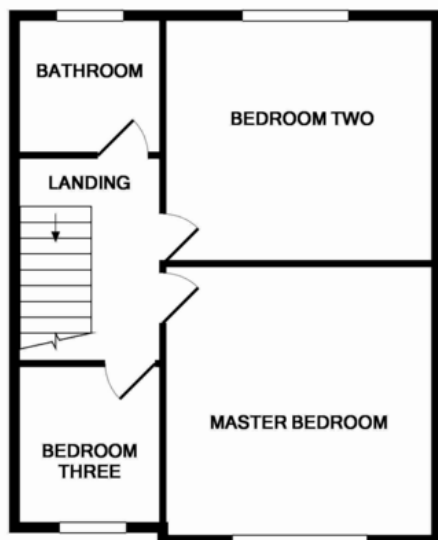
FRONT GARDEN

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



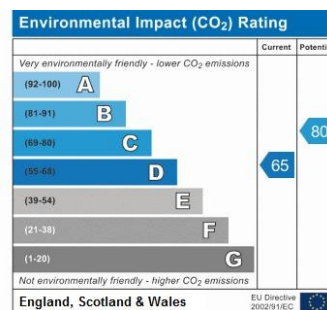
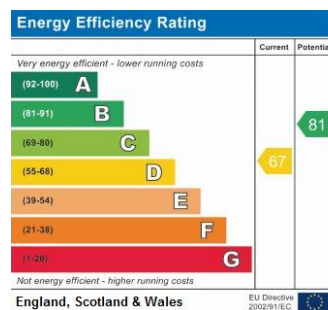


GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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