



**Bristol Road,
Frampton Cotterell, Bristol, BS36 2AW**

Price: £599,995

Property Features

- Executive Detached Family Home
- Five Double Bedrooms
- Large Open Plan Kitchen/Diner
- Brand New Homes
- Detached Double Garage
- Only Three Remaining
- Two En-Suites
- Wood Burning Stove
- Part Exchange Considered

Full Description

DESCRIPTION

If you're looking for that next step up in luxury family housing then this circa 2300 SQFT home is for you. It offers a large open plan kitchen, living, dining room with separate utility, downstairs cloakroom and two further reception rooms. To the first floor can be found three good sized double bedrooms, two of which offer en suites and walk in wardrobes. There is also a good sized family bathroom. To the top floor can be found two further double bedrooms. For a new home this property has an excellent sized garden leading to a double garage which in the future could offer an annex STPP. Please call AJ Homes on 01454 252140 to book your viewing. Part exchange would be considered by the builders.

ENTRANCE HALL

Under floor heating control, Nest control, alarm panel, under stairs storage cupboard, stairs rising to first flooring landing and engineered Oak flooring. Double doors to:

LIVING ROOM

18' 02" x 11' 09" (5.54m x 3.58m)

Double glazed sash window to side and front, under floor heating control, double glazed doors to kitchen. Open Fire Place.

OPEN PLAN KITCHEN DINER FAMILY ROOM

29' 03" x 17' 07" (8.92m x 5.36m)

This large open plan kitchen is the heart of the home, it comprises of a range of wall and base units with quartz worktop over. A range of integrated appliance including a 5 ring induction hob, double oven, dishwasher, larder fridge and larder freezer and extractor fan and a one and a half bowl sink with mixer tap. Separate island with storage cupboards under, integrated wine cooler and solid wood



work top. Engineered Oak flooring and under floor heating control. Three double glazed sash windows to side and rear, double glazed bi-fold doors over looking the garden and spot lights. Door to:

STUDY / RECEPTION ROOM

11' 02" x 10' 10" (3.4m x 3.3m)

Double glazed sash window to front, under floor heating control and network connection point. Spot lights.



UTILITY ROOM

7' 07" x 6' 09" (2.31m x 2.06m)

Double glazed door to side, wall mounted Vaillant boiler and electric boxes. Base unit with work top over, stainless steel sink with mixer tap. Under floor heating control and tiled floor. Space for washing machine and space for tumble dryer.



CLOAKROOM

Suite comprising of a low level w/c and vanity hand wash basin with mixer tap. PIR sensor spot lights. Tiled floor and extractor.

LANDING

Double glazed sash window to front, stairs rising to second floor landing, radiator, double doors to airing cupboard housing hot water tank. Heating controls and under stairs storage cupboard, spot lights and doors to:



MASTER SUITE

14' 01" x 10' 10" (4.29m x 3.3m)

Three double glazed sash windows to side and rear, vaulted ceiling with spot lights and access to loft area. Door to:

ENSUITE

Double glazed sash window to side, fully tiled shower cubicle with waterfall shower, low level w/c and vanity hand wash basin with mixer tap. Tiled floor and heated towel rail. Extractor and spot lights.



WALK IN WARDROBE

6' 05" x 4' 10" (1.96m x 1.47m)

Access to loft and spot lights.

BEDROOM TWO

11' 05" x 10' 11" (3.48m x 3.33m)

Double glazed sash window to front, spot lights, radiator and door to:

ENSUITE TWO

Double glazed obscure sash window to side, fully tiled double shower cubicle with waterfall shower, low level w/c and vanity hand wash basin with mixer tap. Tiled floor and heated towel rail. Extractor and spot lights.

WALK IN WARDROBE

6' 11" x 6' 03" (2.11m x 1.91m)

Double glazed sash window to rear and PIR sensor spot lights.

BEDROOM THREE

11' 02" x 9' 02" (3.4m x 2.79m)

Double glazed sash window to front, radiator and spot lights.

BATHROOM

8' 07" x 7' 02" (2.62m x 2.18m)

Suite comprising of a panelled bath with mixer tap and shower over, vanity hand wash basin with mixer tap, vanity low level w/c. Heated towel rail, tiled floor and extractor fan. Part tiled walls and double glazed obscure window to side.

SECOND FLOOR LANDING

Double glazed Velux window to rear and double glazed sash window to front. Doors to:

BEDROOM FOUR

11' 05" x 10' 11" (3.48m x 3.33m)

Double glazed sash window to front, two double glazed Velux windows to rear and radiator. Spot lights and access to loft.

BEDROOM FIVE

11' 02" x 10' 11" (3.4m x 3.33m)

Double glazed sash window to front and double glazed velux window to rear and spotlights.

GARDEN

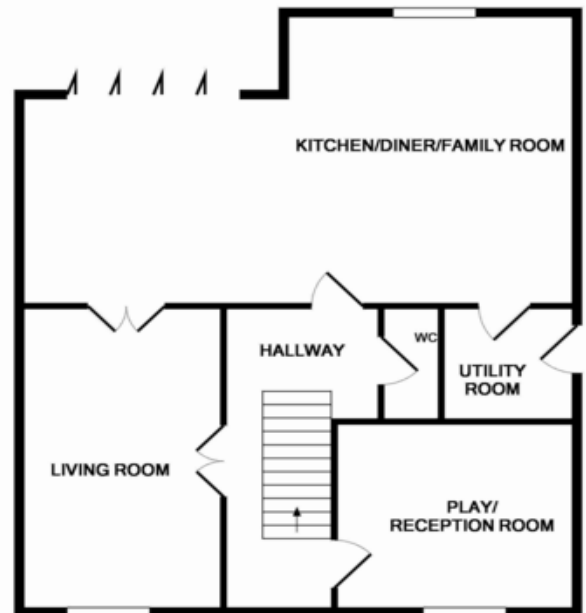
A good sized rear garden with access to the front and pathway leading to rear off street parking and garage. Enclosed by walling and fencing.

DOUBLE GARAGE

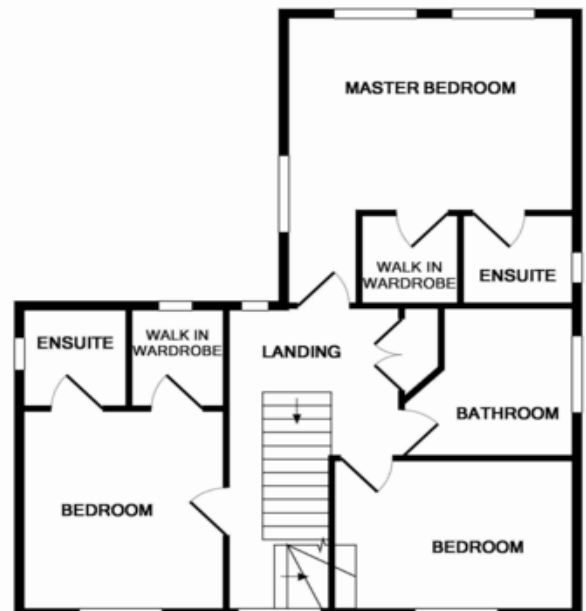
With one electric up and over and one manual up and over door, access to garden. annex for working from home or a home for a relative with the necessary planning permission. 387 SQFT in total.

4 Flaxpits Lane
Winterbourne
Bristol
Avon
BS36 1JX

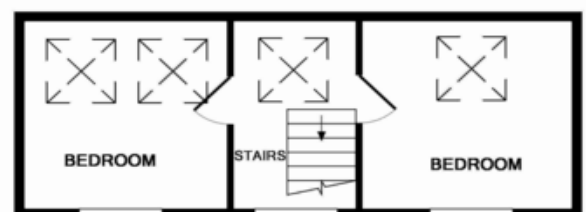
www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.