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# The Courtyard, Court Road,

Frampton Cotterell, Bristol, BS36 2DW

£775,000

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Council Tax:





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### DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this fabulous characterful property occupying a prestigious location in the popular area of Frampton Cotterell.

Frampton Cotterell is a semi-rural village situated on the outskirts of Bristol and has amenities which include local convenience stores, a post office, pharmacy coffee shop and hair salon. The Frome Valley Walkway is within easy reach and provides excellent countryside walks.

The property occupies a secluded position in a unique setting of five individual high-calibre properties.

This exceptional and immaculately presented family home has been professionally refurbished throughout and offers spacious and versatile accommodation.

The centre piece of this delightful property is a stunning living area, complimented by a modern deep blue coloured fitted kitchen with central island, white quartz worksurfaces and many integral Bosch appliances. The kitchen also benefits from an integrated sound system, electric underfloor heating and bi-folding doors which lead into the rear garden. This area of the property creates a truly wonderful social zone in the very heart of the property for the family to enjoy.

Off the kitchen is a utility area and inner hallways leading to the North and South wings of the property.

The North wing provides two double bedrooms that share a fully tiled Jack and Jill bathroom that is fitted with a modern classic white suite with roll top bath, a large walk-in shower and vanity unit.

The South wing of the property has a cloakroom and the third double bedroom which benefits from having its own well appointed en suite shower room.

Externally to the rear of the property is a west facing walled garden that comprises a large courtyard with timber framed summerhouse, garden shed and a period style greenhouse. Beyond the courtyard is an area of lawn with open picturesque countryside views.

To the front of the property is a driveway, accessed via double wooden gates providing ample off street parking spaces for several vehicles.

Beautiful homes in exclusive locations like this are rarely available, so we would wholeheartedly recommend an early internal viewing appointment to fully appreciate all it has to offer.

### ENTRANCE

Via a wooden door with glazed centre window, leading into an entrance hall/utility area

### ENTRANCE HALL/UTILITY AREA

Ceiling with recessed LED spot lights, granite worksurface with upstand with stainless steel sink inset with chrome mixer tap, white high gloss fitted wall and base units, plumbing for washing machine, tiled floor, door leading into main living area.

### LIVING AREA

26'11" max x 17'6" max (8.20m max x 5.33m max)

Two double glazed windows to front, ceiling with recessed LED spotlights and sound system, quartz worksurface with upstand and with stainless steel sink inset with chrome mixer tap, extensive range of deep blue coloured modern wall and base units with soft close doors and drawers incorporating integral appliances to include a Bosch stainless steel electric oven and microwave combination, four ring induction hob with extractor fan over, tall fridge freezer and dishwasher, central island with quartz worksurface and breakfast bar, TV aerial point, double glazed wooden bi-folding doors leading into rear garden, doors leading into inner halls providing access into the North and South wings of the property.

### NORTH WING

### INNER HALL

Double glazed window to rear, ceiling with recessed LED spot lights, doors leading into bedroom one and bedroom three.

## BEDROOM THREE
Double glazed window to rear, ceiling with recessed LED spot lights, built in wardrobes with hanging rails and shelving space, access leading into bathroom.

## BEDROOM ONE
13'9" x 11'5" (4.19m x 3.48m)
Double glazed window to front, ceiling with recessed LED spot lights, TV aerial point, door leading into bathroom.

## BATHROOM
Doors leading from both bedroom one and three, opaque double glazed window to front, ceiling with recessed LED spot lights, classic white modern luxury suite comprising; W.C. wash hand basin with chrome mixer tap and white high gloss drawer unit below, roll top bath with chrome freestanding mixer tap and walk-in shower with a chrome shower with monsoon shower head and hand held attachment, chrome heated towel rail, fully tiled walls, tiled floor.

## SOUTH WING

## INNER HALL
Ceiling with recessed LED spot lights, tiled floor, wooden door with glazed centre window leading into rear garden and doors leading into cloakroom and bedroom two.

## CLOAKROOM
Ceiling with recessed LED spot lights, white suite comprising; W.C. and wash hand basin with white high gloss drawer unit below, tiled floor.

## BEDROOM TWO
13'0" 11'6" (3.96m 3.51m)
Double glazed window to rear, ceiling with recessed LED spot lights, built in wardrobes with hanging rails and shelving space and providing access into an en suite.

## EN SUITE
Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and white high gloss drawer unit below and walk-in shower with chrome shower system with monsoon shower head and hand held attachment, fully extractor fan, tiled walls, tiled floor.

## OUTSIDE

## FRONT
A area laid to block paving via double wooden gates providing off street parking spaces.

## REAR
a Large paved courtyard with four raised beds, timber framed summerhouse and garden shed, greenhouse, two water taps, solar lighting and a large area which is laid to lawn to the rear.

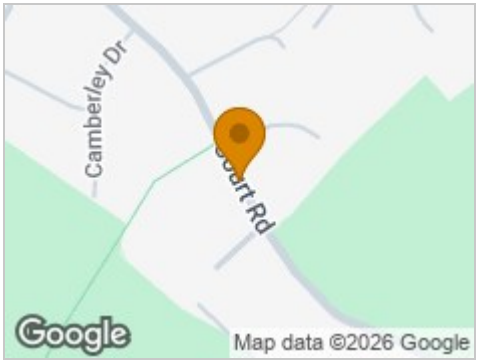








## Road Map



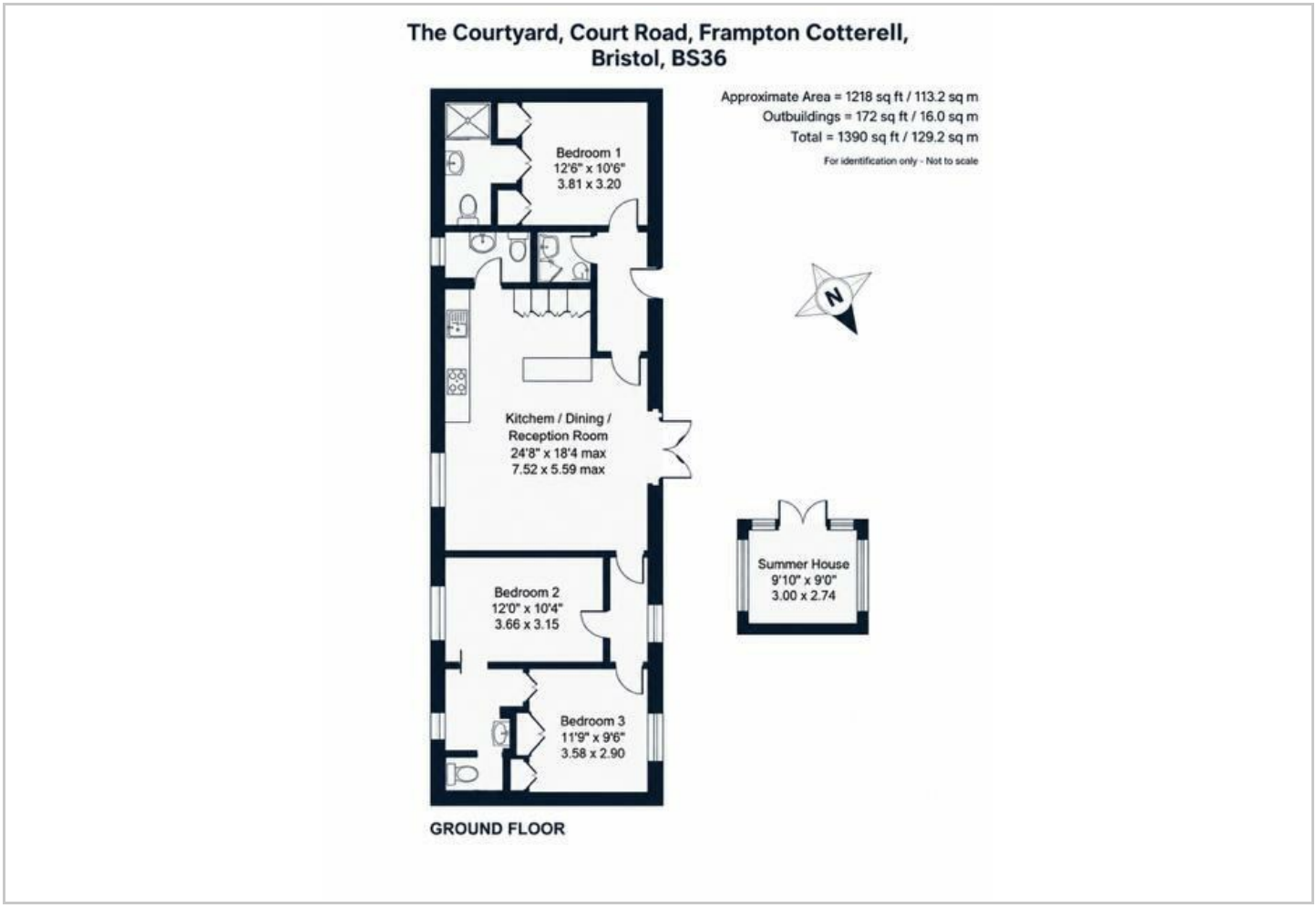

## Hybrid Map




## Terrain Map



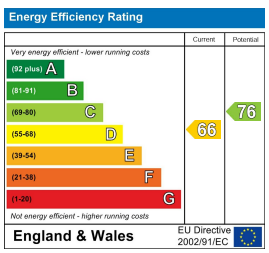

## Floor Plan

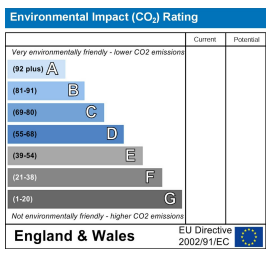



## Viewing

Please contact our Hunters Downend Office
on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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