



Stanford Close, Bristol, BS36 2DG

£475,000



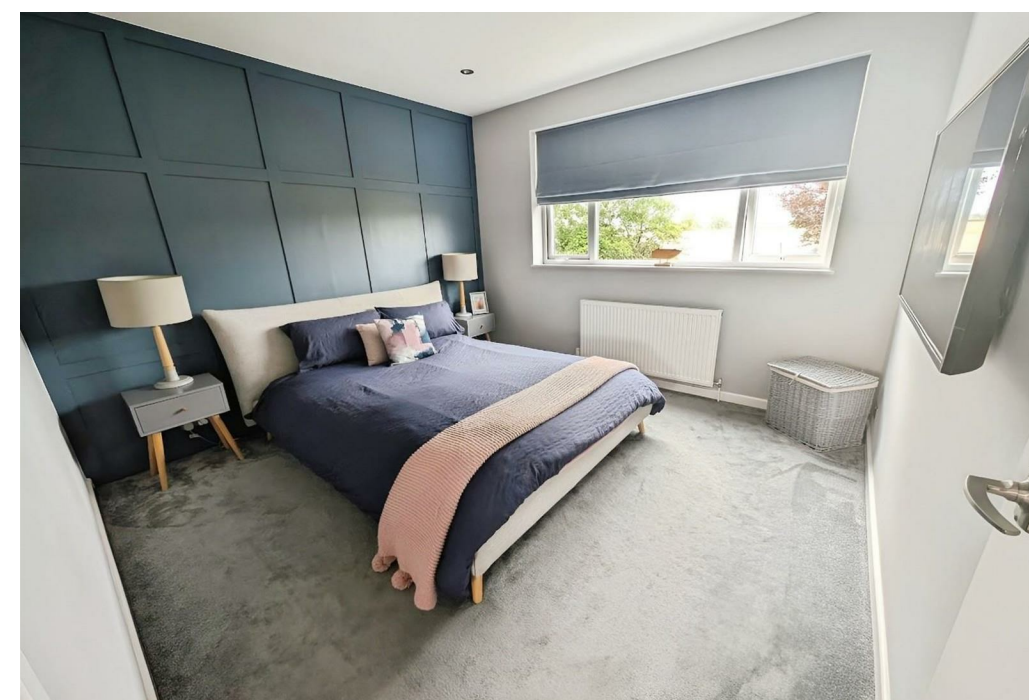
Nestled in the tranquil private road within the cul-de-sac of Stanford Close, Frampton Cotterell, this well-presented and detached home offers a perfect blend of comfort and style. Spanning an impressive 1,119 square feet, this family residence is being offered for sale with no upward chain, making it an ideal opportunity for those looking to settle in a welcoming community.

Upon entering, you are greeted by an entrance porch that leads into a spacious hallway. The ground floor features a delightful lounge diner, perfect for family gatherings and entertaining guests, alongside a modern kitchen that caters to all your culinary needs. A convenient cloakroom completes the ground floor layout, enhancing the practicality of this lovely home.

The first floor boasts four generously sized bedrooms, providing ample space for family living or guest accommodation. The modern white family bathroom is tastefully designed, ensuring a serene space for relaxation.

Additional benefits of this property include gas central heating and double glazing, ensuring warmth and comfort throughout the year. The attached 23-foot garage, complete with a workshop, offers excellent storage solutions or the potential for a hobby space. The enclosed front garden provides private parking for several vehicles, while the westerly facing rear garden offers a peaceful outdoor retreat, perfect for enjoying sunny afternoons.

This property is a true gem in a sought-after location, and viewing is strongly advised to fully appreciate all it has to offer. Don't miss the chance to make this delightful house your new home.



Entrance Porch

Double glazed sliding door, tiled flooring, further glazed door with matching glazed side panel into

Entrance Hallway

Double glazed door to the front, stairs to first floor, storage cupboard, radiator, doors into

Cloakroom

Double glazed window to front, white suite comprising low level WC, wash hand basin with part tiled splash back, radiator.

Lounge/Diner 21" x 14'10" max

Double glazed patio door and double glazed window to the rear, two radiators, Tv point, ceiling spotlights, Karndean flooring.

Kitchen 13'9" x 10'8"

Double glazed window to the front, range of Oak Shaker style wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over and part tiled walls, built in double electric oven and hob with extractor fan over, integrated fridge/freezer, spaces for dishwasher and plumbing for washing machine, ceiling spotlights, radiator.

First Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder and light, doors into

Bedroom One 11'5" x 10'8"

Double glazed window to the rear with countryside views, ceiling spotlights, radiator.

Bedroom Two 11'10" max x 11'5" - 8'2"

Double glazed window to the front, ceiling spotlights, radiator.

Bedroom Three 10'8" x 9'2"

Double glazed window to the rear with countryside views, ceiling spotlights, radiator.

Bedroom Four 9'2" x 5'10"

Double glazed window to the front, radiator.

Bathroom 8'7" x 5'8"

Double glazed window to the side, white suite comprising P-shaped bath with rain shower over and shower wand, vanity wash hand basin with drawers under, concealed cistern WC, heated towel rail, ceiling spotlights, extractor fan, feature light up mirror, part tiled walls, wood effect flooring.

Outside

The enclosed gated front garden is laid to lawn with mature tree, hedge and bush borders, outside tap, with block paved driveway providing off street parking for several vehicles and garden shed, gated access leading to the rear.

The enclosed west facing rear garden is laid to lawn with garden pond, mature hedges, shrub and tree, two courtesy doors into the garage and outside electric point, gated access to the front.

Garage 29" max x 12'5" - 8'2"

Attached garage with electric roller door, light and power, workshop area with two courtesy doors to the rear.

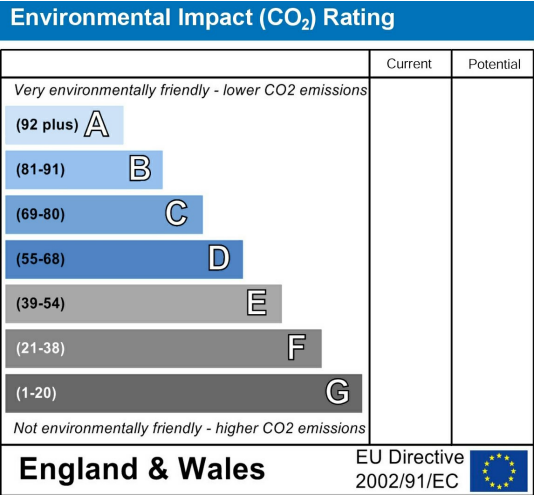
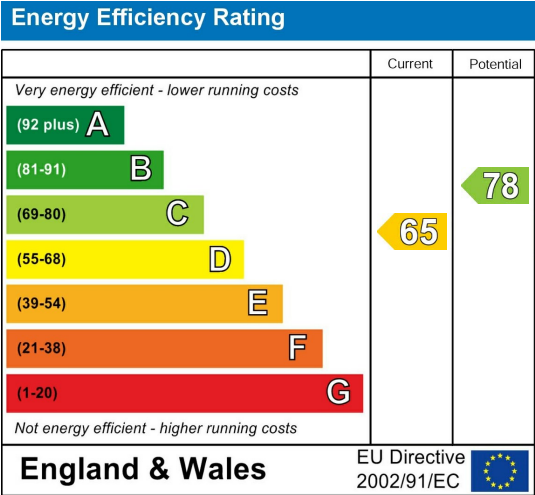
Agents Note

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Tenure: Freehold
Council Tax Band: E



- Detached Family Home
- Lounge/Diner
- Kitchen
- 4 Bedrooms
- Modern White Bathroom
- Cloakroom
- Garage & Parking
- Gardens to Front & Westerly to Rear
- Off Private Road
- No Upward Chain



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.

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