



## Bristol Road, Frampton Cotterell, Bristol

- Detached Chalet Bungalow
- South Westerly Facing Garden
- Enclosed Private Driveway
- Four Bedroom
- Open Plan Living/Kitchen/Dining Area
- No Upward Chain
- Garage & Parking
- Renovated Throughout
- Four Bath/Shower Room
- Air source heat pump

**£625,000**

**Tenure: Freehold**

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# Bristol Road, Frampton Cotterell, Bristol

## DESCRIPTION

Situated on Bristol Road in the charming village of Frampton Cotterell, this fully renovated detached dormer bungalow presents an exceptional opportunity for modern living. With a thoughtful design that maximises space and light, this property boasts a welcoming entrance hall that leads into an expansive open plan lounge, kitchen, and dining area. The double bi-folding doors seamlessly connect the indoor space to the outdoors, creating a perfect setting for entertaining or enjoying quiet moments in the garden. This delightful bungalow features four well-appointed bedrooms, two bedrooms on the ground floor benefit from an additional en-suite and convenient Jack and Jill shower room, making it ideal for families or guests. Upstairs, the second floor offers master bedroom with its own ensuite, and fourth bedroom alongside a family bathroom that caters to the needs of the household. The property is set within enclosed private gardens. The front garden is beautifully maintained, while the low-maintenance westerly facing rear garden is perfect for enjoying the afternoon sun. Additional features include a heat source system, double glazing throughout, a garage, and ample parking space, all contributing to a comfortable lifestyle. With no upward chain, this bungalow is ready for you to move in and make it your own. Whether you are seeking a family home or a peaceful retreat, this property offers a unique blend of modern convenience and serene living in a desirable location.



#### Entrance Hallway

Stairs to 1st floor, wood effect flooring with underfloor heating.

#### Open Plan Lounge/Kitchen/Dining Room

26'3" x 20'8"

Double glazed bi-folding doors and double glazed windows to the rear and side, Lantern roof, wood effect flooring with under floor heating, range of wall, drawer and base units with work surface over, built in oven and hob, sink unit with mixer tap, Island with storage under and seating area, integrated fridge/freezer and dishwasher, ceiling spotlights, oak door into

#### Utility

5'11" x 3'11"

Double glazed door to the side.

#### Bedroom Two

12'6" x 9'10"

Double glazed window to front, wood effect flooring with underfloor heating, ceiling spotlights, oak door into

#### Shower Room

Shower cubicle, concealed cistern WC, wash hand basin, ceiling spotlight, heated towel rail, wood effect flooring.

#### Bedroom Three

13'9" x 9'10"

Double glazed window to the front, wood effect flooring with under floor heating, oak door into

#### Jack and Jill Shower Room

Shower Cubicle, vanity wash hand basin, WC, wood effect flooring, further oak door into open plan living space.

#### First Floor Landing

Oak doors into

#### Bedroom One

18'1" into bay x 11'6"

Double glazed window to the rear, radiator, ceiling spotlights, oak door into

#### En-Suite Shower Room

Double glazed velux window, white suite comprising, shower cubicle, WC, wash hand basin, heated towel rail, extractor fan.

#### Bedroom Four

18'1" into bay x 9'10"

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

#### Bathroom

Double glazed window to the rear, white suite comprising panelled bath with shower extension to mixer tap, vanity wash hand basin, WC, heated towel rail, extractor fan.

#### Outside

The enclosed front garden has mature hedge and fence boundary with gated access, laid to stones with bricked paved parking area leading to a single garage with pathway to the front door.

The enclosed westerly facing rear garden is laid to artificial grass and patio area.

#### Garage

The garage has up and over door, light and power.

#### Agents Note

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Council Tax: E

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Illustration for identification purposes only, measurements are approximate, not to scale.

### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

80-82 Station Road, Yate, Bristol, BS37 4PH

Tel: 01454 313575 Email:

yate@hunters.com <https://www.hunters.com>



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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