



Church Road,  
Frampton Cotterell  
BS36 2BJ

£649,500



Nestled on Church Road in the charming village of Frampton Cotterell, Bristol, this well-presented four-bedroom detached house offers a perfect blend of comfort and style. The property boasts a south-facing rear garden, ideal for enjoying sunny afternoons and entertaining guests. Upon entering, you are welcomed by a spacious entrance reception hall that leads to a convenient downstairs cloakroom. The ground floor features three generous reception rooms, including a bright lounge and a dining room, providing ample space for family gatherings and relaxation. The kitchen/breakfast room is a delightful area, perfect for casual dining and culinary adventures. The first floor comprises four well-appointed bedrooms, including a master suite with an ensuite bathroom, ensuring privacy and convenience. The family bathroom is thoughtfully designed, featuring a separate shower for added comfort. This home is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The property is situated in a non-estate position, offering a sense of space and additionally, the double garage provides secure parking for several vehicles, making it an ideal choice for families or those with multiple cars. With its excellent location and impressive features, this property is a wonderful opportunity for anyone seeking a spacious family home in a desirable area.



#### ENTRANCE HALL/RECEPTION

Double glazed door to side, double glazed frosted window to front, stairs to first floor, laminate wood effect flooring, understairs cupboard, box style radiator.

#### STUDY 10'0" x 8'0"

Double glazed window to the front, radiator.

#### DOWNSTAIRS CLOAKROOM

Double glazed window to side, vanity wash hand basin, tiled splashbacks, W/C, radiator.

#### LOUNGE 16'3" x 12'1"

Feature fire place with coal effect gas fire, radiator, opening to conservatory.

#### CONSERVATORY 11'4" x 8'9"

Double glazed windows to the side and rear, laminate wood effect flooring, double glazed French doors to side.

#### DINING ROOM 10'4" x 9'9"

Double glazed window to the front, laminate wood effect flooring, radiator.

#### KITCHEN/BREAKFAST ROOM 16'8" x 9'9"

Double glaze windows to the side and rear, range of wall and base units, work surfaces, display cabinet, stainless steel double bowl sink unit, tiled splashbacks, integral dishwasher, space for fridge freezer, built in electric double oven, five ring gas hob, extractor over, laminate wood effect flooring, cupboard housing Worcester gas boiler, radiator, double glazed door to rear garden.

#### LANDING

Double glazed sealed window to the front, access to loft space, airing cupboard, box style radiator.

#### BEDROOM ONE 13'9" x 12'2"

Double glazed window to the rear, radiator.

#### EN SUITE

Double glazed frosted window to the side, pedestal wash hand basin, W/C, shower cubicle, extractor fan, tiled walls.

#### BEDROOM TWO 12'1" x 9'9"

Double glazed window to the front, radiator.

#### BEDROOM THREE 9'10" x 9'9"

Double glazed window to the front, fitted wardrobes with overhead bridge units, radiator.

#### BEDROOM FOUR 10'4" x 7'8"

Double glazed window to the rear, radiator.

#### FAMILY BATHROOM

Double glazed frosted window to the rear, bath with shower attachment over, pedestal wash hand basin, W/C, shower cubicle, tiled walls, inset ceiling lights heated towel rail.

#### FRONT GARDEN

Access via metal gate, block pavier driveway providing off road parking for several vehicles, borders, mature shrubs and trees, two side accesses.

#### DOUBLE GARAGE

Detached double garage with up and over door and solar panels to the rear, power and light.

#### REAR GARDEN

Southerly facing rear garden, laid to lawn with patio, bushes and shrubs.

#### 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"

Tenure: Freehold  
Council Tax Band:

217 Church Road

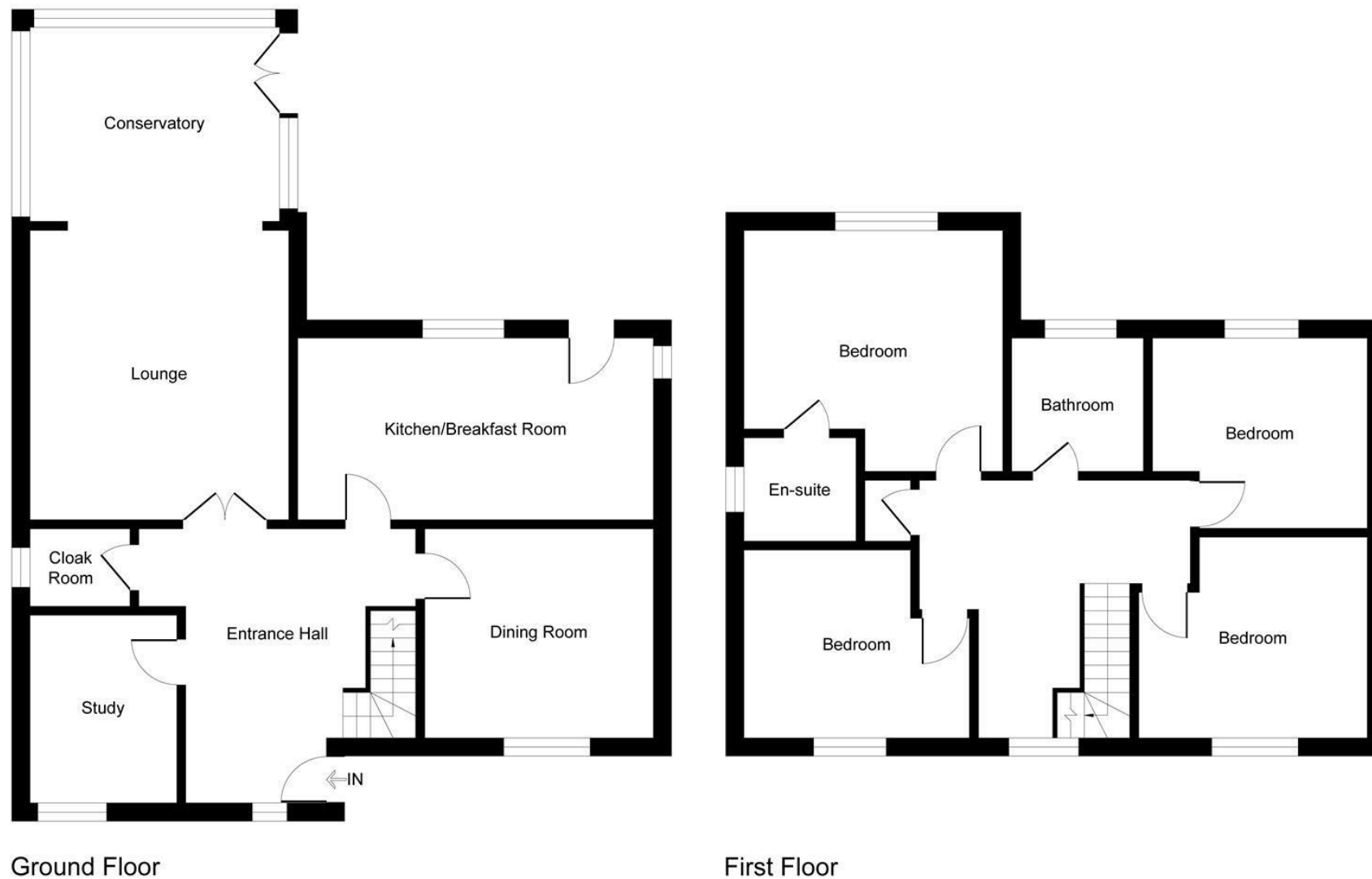


Illustration for identification purposes only, measurements are approximate, not to scale.

- Well Presented Four Bedroom Detached House
- Entrance Reception Hall
- Downstairs Cloakroom, Study
- Lounge, Dining Room
- Kitchen/Breakfast Room
- Family Bathroom with Separate Shower
- Ensuite Master Bedroom
- Double Garage with solar panels and parking for several vehicles
- Non Estate Position
- Seller Suited

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

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

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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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