



4 Swan Lane, Winterbourne, Bristol

- Cottage
- 3 Double Bedrooms
- Dining Room
- White Bathroom
- Enclosed Southerly Facing Rear Garden
- Village Location
- Lounge/Diner with Woodburner
- Modern Fitted Kitchen
- Garage & Off Street parking
- Garden Room & Out Building

£550,000

HUNTERS®

HERE TO GET *you* THERE

Nestled in the charming Swan Lane of Winterbourne, Bristol, this Victorian cottage, built in 1820, is a true gem waiting to be discovered. Boasting 2 reception rooms, 3 double bedrooms, and family bathroom, this property offers a cosy and inviting living space spread across 1,463 sq ft.

As you step inside, you are greeted by a 25' lounge with oak parquet flooring and featuring a wood burner, perfect for those chilly evenings, and a dining room with another wood burner, adding warmth and character to the home.

The modern fitted kitchen, downstairs WC, utility and garden room, with attached outbuilding on the ground floor provide ample space for all your needs.

Upstairs, you will find 3 double bedrooms, each offering comfort and tranquillity. The highlight of the property is the stunning sit-alone rolled top bath, accompanied by a separate double shower cubicle, offering a touch of luxury to your daily routine.

Outside, the property features an enclosed front access, an attached larger than average garage, off-street enclosed parking, and a good-sized Southerly Facing enclosed rear garden, perfect for relaxing or entertaining guests.

This delightful cottage is being offered for sale with no upward chain, making it a hassle-free opportunity to make it your own. Don't miss the chance to own this picturesque piece of history in the heart of Winterbourne.



Porch

Wooden double glazed door and glazed windows to both sides, tiled floor, feature beamed ceiling, Oak framed glass door into

Lounge

25'4" x 12'8"

Two double glazed windows to the front, and double glazed window to the side, wood burner feature fireplace, further decorative fireplace, two radiators, open alcove shelving unit, built in electric storage cupboard, parquet oak flooring, further oak glazed door into

Inner Hallway

Double glazed window to the rear, stairs to 1st floor, radiator, step up and opening into

Dining Area

11'10" x 9'10"

Double glazed windows to front and side, open feature fireplace, radiator, wood effect flooring, opening into

Kitchen

10'11" x 5'10"

Double glazed window to the rear, range of modern, wall, drawer and base units with work surface over, double bowl Belfast sink with mixer tap over, electric double oven, 5 ring gas hob with splash back and cooker hood over, integrated fridge/freezer, and dishwasher, wood effect flooring, radiator, double glazed door into

Outer Hallway

Tiled flooring, door into

Garden Room

WC

White WC, tiled flooring.

Utility Area

7' x 6'6"

Glazed window to the rear, sink, plumbing for washing machine, space for tumble dryer, part tiled walls and floor.

Garden Room

14'10" x 4'4"

Two double glazed windows to the rear, polycarbonate roof, double glazed door to rear garden and further door into

Outbuilding

15'11" x 8'2"

Glazed window to the rear.

First Floor Landing

Radiator, storage cupboard, steps up into

Bedroom One

19'7" to wardrobes x 12'1"

Double glazed windows to the front and to double glazed windows to both sides, built in wardrobes to one wall, two radiators, access to loft space.

Bedroom Two

11'11" x 11'2" into alcove

Double glazed window to the front, radiator.

Bedroom Three

13'1" into alcove x 8'4"

Double glazed windows to the front and side, radiator, access to loft space.

Bathroom

12'1" x 9'7"

Double glazed window to the side, white suite comprising, stand alone roll top bath with claw feet and shower extension to mixer tap over, tiled double shower cubicle, high level WC, double bowl vanity wash hand basins with storage under, airing cupboard housing gas boiler, radiator, access to loft space.

Outside

The front is laid to block pavers with mature hedge border, raised shrub border and pedestrian gated access leading to the front door, with double glazed access providing off street parking for multiple vehicles leading to an attached garage.

The enclosed walled rear garden is laid to lawn with small tree and shrub border, patio area and further steps down to paved area with courtesy door into the garage.

Garage

23'8" x 12'4"

Double wooden doors opening to the front, light and power, two glazed windows to the side and courtesy door opening to the rear garden.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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.

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