



381 Church Road, Frampton Cotterell, Bristol

- Extended Property
- Kitchen/Breakfast Room
- Family Bathroom
- Village Location
- Downstairs Cloakroom, Utility Room
- Gas central Heating, Double Glazing
- Four Further Bedrooms
- Lounge/Diner
- Downstairs Double Bedroom with En Suite
- South Facing Rear Garden

£595,000

HUNTERS®

HERE TO GET *you* THERE

Situated within the village of Frampton Cotterell is the extremely spacious five bedroom Link Detached House. On the ground floor is an entrance hall, a downstairs cloakroom, a lounge/diner, modern fitted kitchen/breakfast room and a large double bedroom with en suite shower room. On the first floor are four bedrooms and a family bathroom with separate separate shower. Further benefits are gas central heating, double glazing a lovely South Facing rear garden and off road parking. We advise an early internal inspection for full appreciation in order to secure!

ENTRANCE

Double glazed door to front.

HALLWAY

Stairs to first floor, under stairs storage cupboard, radiator.

DOWNSTAIRS CLOAKROOM

Double glazed window to front, low level WC, pedestal wash hand basin, part tiled walls, tiled floor, radiator.

LOUNGE

29'1" x 13'2"

Double glazed windows to side, double glazed patio doors leading onto the rear garden, three radiators, tv point.

KITCHEN

17'2" x 13'8"

Double glazed window to rear, double glazed French doors to the rear garden, range of modern wall and base units, granite work surfaces, tiled splashbacks, breakfast bar, incorporating a single bowl sink unit, splash back tiling, Rangemaster oven with cooker hood, space for fridge freezer freezer and space for dishwasher, laminate flooring, radiator, sky light roof window.

UTILITY ROOM

9'0 x 5'7"

Double glazed window to side, fitted wall and base units with working surfaces, tiled splash backs, plumbing for washing machine, space for tumble dryer, Belfast style sink, tiled floor, Worcester gas combination boiler serving gas central heating and hot water.

BEDROOM ONE

21'0" x 14'10" - 9'1"

Double glazed window to front, two radiators.

ENSUITE

Double glazed window to side, pedestal wash hand basin, WC, double shower cubicle, heated towel rail, tiled walls and floor, inset ceiling lights.

FIRST FLOOR LANDING

Double glazed window to side, ornate motif window, airing cupboard, radiator.

BEDROOM TWO

13'2" x 11'5" - 13'3" into wardrobe space

Double glazed window to side, radiator.

BEDROOM FOUR

10'11" x 9'9"

Double glazed window to front, laminate flooring, radiator.

BEDROOM THREE

11'5" x 11'3"

Double glazed window to front, radiator.

BEDROOM FIVE

9'10" x 7'0"

Double glazed window to side, radiator.

BATHROOM

Double glazed windows, pedestal wash hand basin, WC, Bath, shower cubicle, tiled walls, radiator.

FRONT GARDEN

Patio stones path, bushes and trees and borders, Summer House, garden shed.

REAR GARDEN

Fine sized rear garden laid to lawn with bushes and trees, pathway, patio area, flower beds, garden gate.

PARKING

Off road parking to the rear of the property for two cars.







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.



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		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(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

80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>