



**The Causeway,
Bristol, BS36 2PD**

PRICE: £495,000

Property Features

- Detached Family Home
- 15' Living Room
- 22' Kitchen/Breakfast Room
- 3 Bedrooms
- En-suite Shower & Family Bathroom
- Cloakroom
- No Chain
- Parking for Numerous Vehicles
- Garage
- **MUST BE VIEWED**

Full Description

ENTRANCE HALL

Stairs to first floor landing. Door to Kitchen/Dining Room. Door to Living Room. Under stairs cupboard. Door to:

CLOAKROOM

Low level W.C. Vanity unit with inset wash hand basin and cupboard under. Radiator.

LIVING ROOM

17'6" x 14'2" (5.34m x 4.32m)

Front aspect. Radiator. Television point.

KITCHEN/DINING ROOM

22'2" x 16'0" maximum measurement (6.76m x 4.90 maximum measurement)

Garden aspect. Range of work top surfaces with cupboards and drawers below. Inset one and a half bowl sink unit with mixer taps. Inset gas hob. Inset Electric oven with pan cupboards above and below. Matching wall mounted cupboards. Built in dishwasher. Built in washing machine. Extractor hood. Double glazed window. Sliding bi-fold doors. Radiator.

LANDING

|Side aspect window. Access to roof space. Doors to:

MASTER BEDROOM

12'11" x 11'1" (3.96m x 3.39m)

Front aspect. Built in double wardrobe cupboard with hanging space. Radiator

ENSUITE SHOWER ROOM

Tiled shower cubicle with wall mounted shower and glass screen. Low level W.C. Vanity unit with inset wash hand basin with cupboards under. Opaque double glazed window.



BEDROOM 2

11'9" x 10'1". (3.59m x 3.08m)

Garden aspect. Built in double wardrobe cupboard with hanging space. Radiator.

BEDROOM 3

12'0" x 8'6" (3.68m x 2.61m)

Garden aspect. Radiator

BATHROOM

Panel enclosed bath with wall mounted shower over and glass screen. Low level W.C. Vanity unit with inset wash hand basin with cupboards under. Heated towel rail.

DRIVEWAY

Off street Parking for numerous vehicles. Side gate giving access to:

REAR GARDEN

Paved patio. Lawn. Outside tap. Personal door to:

GARAGE

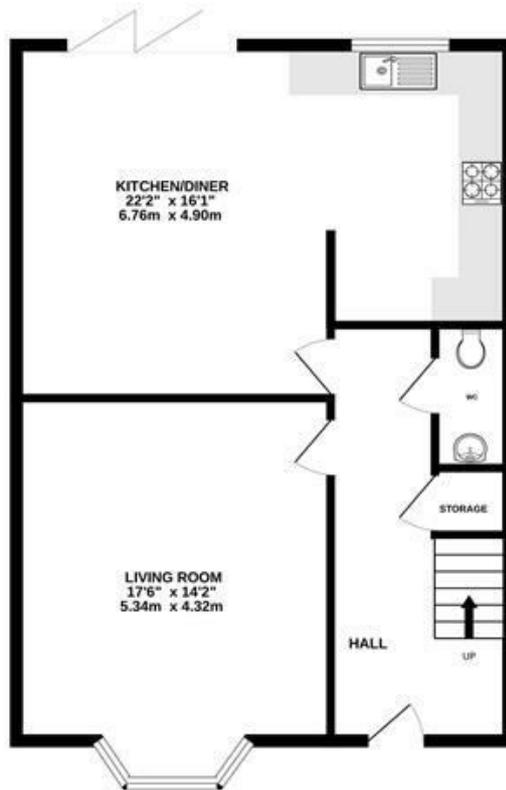
Electric up and over door. Light and power.



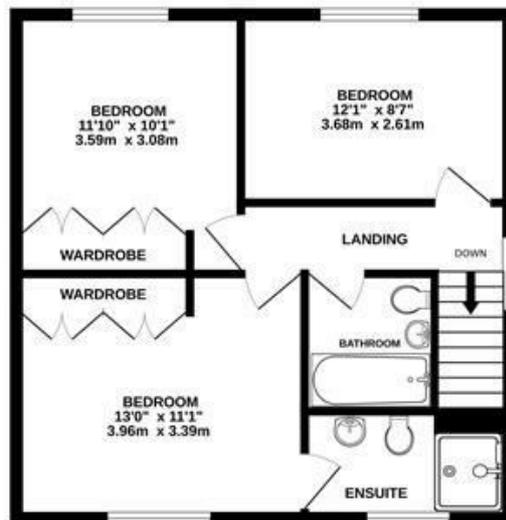
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements