



**Clyde Road,
Bristol, BS36 2EF**

**PRICE: Offers In
Excess Of £800,000**

Property Features

- **Four Bedroom Detached Cottage**
- **Kitchen/Dining/Family Room**
- **Four Reception Rooms**
- **Downstairs Shower Room**
- **Bathroom & En-Suite Shower**
- **Single Garage**
- **En-closed Garden with Covered Outdoor Living Area**

Full Description

Description

Tucked away on Clyde Road in the village of Frampton Cotterell, Bristol, this delightful detached cottage offers a perfect blend of modern living and traditional charm. With four spacious bedrooms, this home is ideal for families seeking comfort and space.

There are four reception rooms, each providing a unique space, currently arranged as two studies, a gym and a living room. The heart of the home is the expansive kitchen/dining/family room, designed to be the perfect gathering spot for family meals and social occasions. This area is filled with natural light, creating a warm and inviting atmosphere. with bi fold doors onto the garden.

In addition to the generous living spaces, the property boasts an outside living/games area, offering a versatile area for leisure activities or a quiet retreat. The presence of two well-appointed bathrooms ensures that convenience is at the forefront of this home, catering to the needs of a busy household along with a downstairs shower room and separate utility room.

Completing this impressive property is a garage and bike store.... With no onward chain, this home is ready for you to move in and make it your own.

Entrance Hall

Entrance via UPVC double glazed door to entrance hall, double glazed window to side aspect, radiator, built in cupboard, stairs to first floor accommodation, doors to snug and kitchen.

Snug/Office

11'5 x 11'0 (3.48m x 3.35m)

UPVC double glazed window to front aspect, double radiator, wood burning stove, exposed stone feature wall, beams, built in desks with shelving and drawers, door to gym.

Kitchen/Dining/Family Room

25'10" x 11'5" at the widest points (7.89 x 3.5 at the widest points)

UPVC double glazed window to front aspect, tri fold door to rear garden, wooden herringbone flooring, range of fitted wall and base units with granite work surfaces over, matching island with breakfast bar, integral fridge/freezer, induction hob, integral dish washer, stainless steel sink unit with boiling tap and waste disposal, 2 built in electric ovens, granite splash backs, Velux windows, spot lighting, vertical radiator, 1 electric, door to utility and hall.

Utility Room

9'7 x 8'4 (2.92m x 2.54m)

Extractor fan, laminate flooring, plumbing for washing machine, space for tumble drier, double radiator.

Hall

Double radiator, tiled floor, automatic night lights, under stairs cupboard, doors -

Shower Room

5'7 x 5'5 (1.70m x 1.65m)

Velux window, WC, walk in shower cubicle, heated towel rail, feature stone sink bowl with vanity unit under, tiled floor, tiled splash backs, spot lighting.



Study
6'3 x 5'7 (1.91m x 1.70m)
Wooden double glazed window to rear aspect, spot lighting, cupboard housing Worcester central heating boiler.

Gym
11'7 x 8'8 (3.53m x 2.64m)
UPVC double glazed door to rear garden, mezzanine with hatch through to bedroom 3, cupboard housing consumer unit, door to snug, double radiator, spot lighting, exposed stone feature wall.

Living Room
14'2 x 12'0 (4.32m x 3.66m)
UPVC double glazed windows to side panels, spot lighting, consumer unit, wooden herringbone flooring, with under floor heating, bi fold doors to rear garden.

Landing
Automatic night lights doors to all first floor accommodation, built in cupboard.

Bedroom 1
12'11 x 10'11 (3.94m x 3.33m)
UPVC double glazed window to side aspect, radiator, spot lighting, walk in dressing area with wardrobes and UPVC double glazed window to side aspect, door to -

En-Suite
7'11 x 4'11 (2.41m x 1.50m)
Obscure UPVC double glazed window to side aspect, walk in shower cubicle with panel shower screen, WC, wash hand basin with vanity unit drawer under, tiled splash backs, spot lighting, shaver point, heated towel rail, extractor fan, tiled floor.

Bedroom 2
18'4 10'0 (5.59m 3.05m)
UPVC double glazed window to side aspect, radiator, recess for wardrobe.

Bedroom 3
11'5 x 11'0 (3.48m x 3.35m)
UPVC double glazed window to front aspect, double radiator, built in wardrobe providing hanging, built in cupboards, desk and drawers. access to loft space, hatch through to mezzanine floor.

Bedroom 4
10'11 x 8'1 (3.33m x 2.46m)
UPVC double glazed window to front aspect, double radiator, built in cupboard.

Bathroom
10'2 x 9'5 (3.10m x 2.87m)
Obscure UPVC double glazed window to side aspect, tiled panelled bath, wash hand basin with vanity unit under, further storage, tiled floor, heated towel rail, walk in fully tiled shower cubicle with hand held shower and rain shower.

Covered Outside Living Area
Covered seating area with lighting and power sockets, personnel door to garage.


Garden
Enclosed rear garden laid to astroturf, wooden pergola, patio seating area, raised borders, gate to driveway, established trees.

Garage
Single garage, electric roller door, power, personnel door to garden.

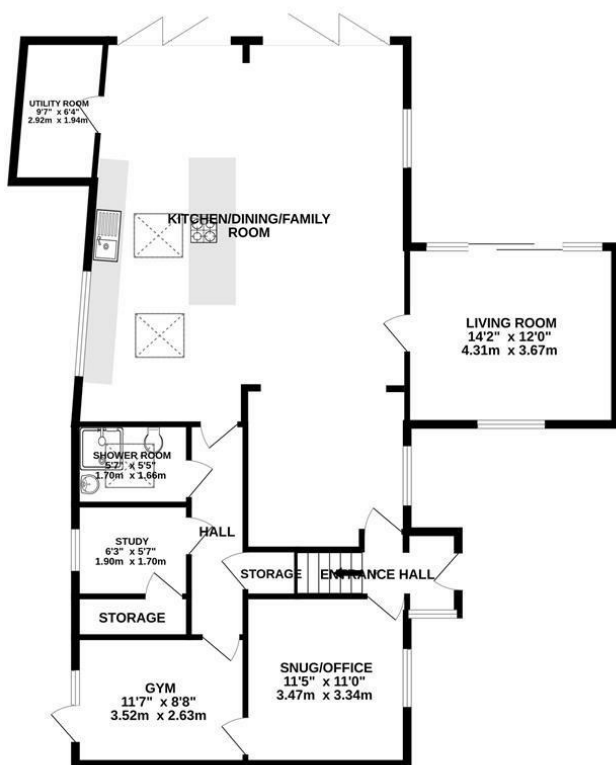
Front
Block paved area to the front and side providing off street parking, lighting, outside power point, EV charging point.



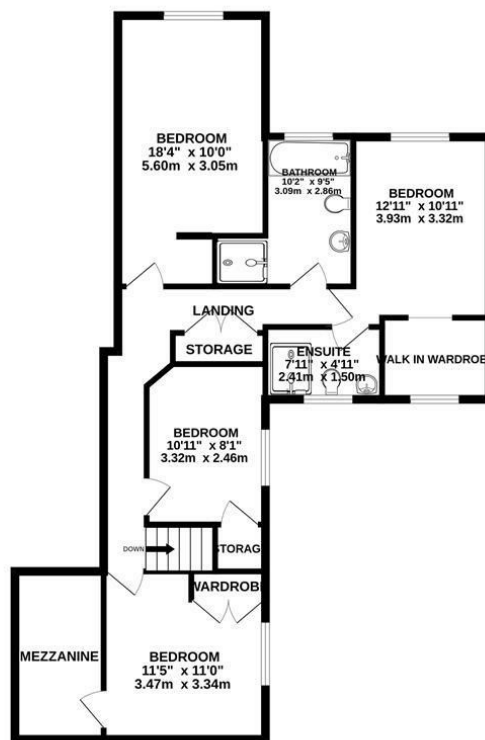
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
1318 sq.ft. (122.4 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 2172 sq.ft. (201.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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