



**Hither Mead,  
BRISTOL, BS36 2SJ**

**PRICE: £650,000**

## Property Features

- Executive Detached Home
- 4 Double Bedrooms
- Kitchen/Breakfast Room
- 3 Reception Rooms
- Conservatory
- Double Garage
- Utility & Cloakroom
- Popular Location
- No Onward Chain
- **MUST BE VIEWED**

## Full Description

This splendid executive detached house in the sought-after area of Hither Mead, Frampton Cotterell, offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The house boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The property also features a detached double garage, offering secure parking for two vehicles and additional storage space.

One of the standout features of this home is its no chain status, allowing for a swift and hassle-free purchase. The location is highly desirable, with local amenities and transport links within easy reach, making it an excellent choice for those looking to settle in a vibrant community.

This charming house is not just a property; it is a place where memories can be made. With its generous living spaces and convenient features, it presents a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in Bristol. Do not miss the chance to make this delightful home your own.



ENTRANCE HALL

CLOAKROOM

LOUNGE

17'0" x 10'6" (5.20 x 3.21)

DINING ROOM

12'11" x 10'6" (3.95 x 3.21)

STUDY

12'1" x 8'3" (3.69 x 2.53)

KITCHEN/BREAKFAST ROOM

14'3" x 9'4" (4.36 x 2.85)

UTILITY ROOM

8'3" x 5'8" (2.53 x 1.73)

CONSERVATORY

10'8" x 9'7" (3.26 x 2.94)

LANDING

MASTER BEDROOM

15'5" x 10'6" (4.72 x 3.21)

DRESSING ROOM

7'4" x 5'0" (2.24 x 1.52)

ENSUITE SHOWER ROOM

BEDROOM 2

13'0" x 11'0" (3.97 x 3.37)

BEDROOM 3

11'0" x 9'4" (3.37 x 2.85)

BEDROOM 4

11'6" x 8'11" (3.51 x 2.72)

BATHROOM

DOUBLE GARAGE

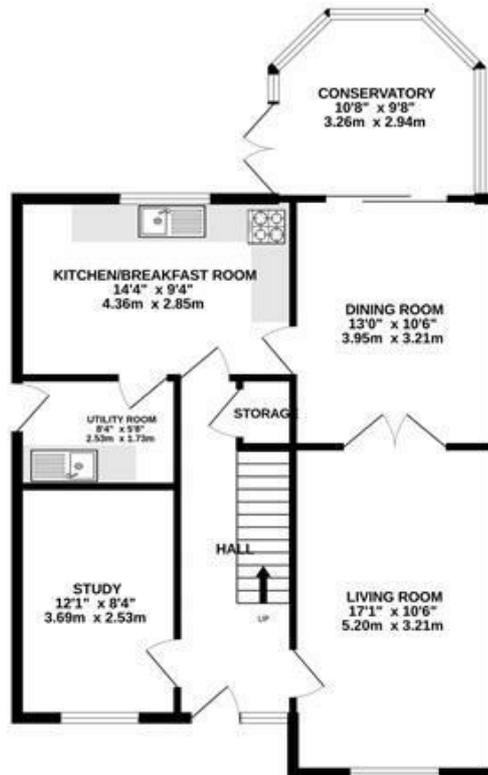
GARDENS



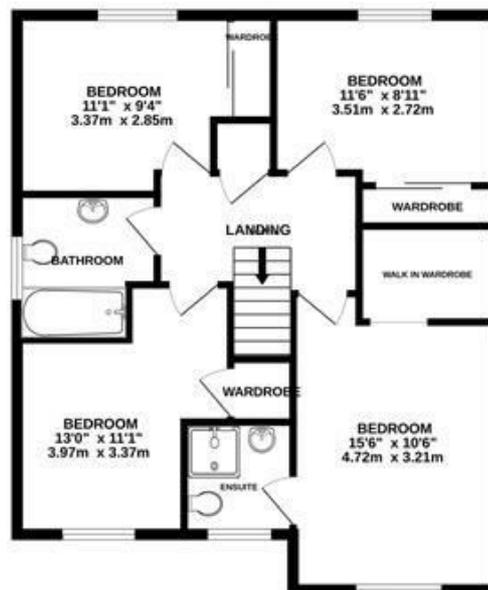
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		83

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		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		81

GROUND FLOOR



1ST FLOOR



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