



Connells

Park Avenue
Frampton Cotterell Bristol



Property Description

41 Park Avenue is a home with presence—spacious, light-filled and quietly impressive from the moment you step inside. Set along a desirable residential road in the heart of Frampton Cotterell, this substantial property unfolds across three generous floors, offering over 1,500 sq.ft. of beautifully versatile living space designed for families who want room to grow, entertain and unwind.

The ground floor is all about flow and openness. A striking 24'10" kitchen/dining room forms the social heart of the home, enhanced by skylights and multiple windows that draw in natural light throughout the day. Two further reception rooms offer flexibility for work, relaxation or play, while the conservatory opens the home to the garden, creating a seamless indoor–outdoor feel.

Upstairs, four well-balanced bedrooms provide calm, comfortable retreats, complemented by a family bathroom and an en-suite. The converted loft room adds an extra layer of lifestyle potential—ideal as a home office, creative studio or private hideaway.

With its generous proportions, adaptable layout and sought-after village setting close to green spaces, schools and commuter routes, this is a home that blends practicality with a touch of indulgence—perfect for buyers seeking space, comfort and a sense of something special.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to

proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Porch

Enclosed entrance with hard-surface flooring leading to the lounge space and stairs.

Hall

Central hallway with dark tiled flooring and neutral finish and decor.

Lounge

13' 11" x 12' 3" (4.24m x 3.73m)

Front-facing reception room with a large double-glazed window and tiled flooring. Fittings for a radiator sits beneath the front window.

Sitting Room

9' 9" x 7' 10" (2.97m x 2.39m)

Front-facing room with a double-glazed window looking out to the front of the home. Tiled flooring.

Kitchen/Dining Room

24' 10" max x 16' 2" max (7.57m max x 4.93m max)

A standout open-plan space with double-glazed windows and two skylights drawing in natural light. Fitted kitchen cabinetry and integrated sink position. Fully tiled flooring. A radiator is mounted on the right-hand wall in the dining area.

Conservatory

15' 2" x 7' 6" (4.62m x 2.29m)

Full-height double-glazed windows and a glazed roof. Wood-effect flooring.

Downstairs WC

Downstairs WC comprising WC, pedestal wash hand basin, tiled flooring.

Bedroom One

15' 9" x 7' 10" (4.80m x 2.39m)

Front-facing double bedroom with a double-glazed window and carpeted flooring. A radiator is positioned beneath the window.

En-Suite

Modern en-suite comprising WC, wash hand basin and shower cubicle with glass screen. Frosted double-glazed window to rear.

Bedroom Two

10' x 8' 1" (3.05m x 2.46m)

Front facing bedroom with a double-glazed window to front and carpet throughout.

Bedroom Three

12' x 8' 4" (3.66m x 2.54m)

Front-facing bedroom with a double-glazed window and carpeted flooring. A radiator sits beneath the window.

Bedroom Four

12' 4" x 8' 4" (3.76m x 2.54m)

Rear-facing bedroom with a double-glazed window.

Bathroom

8' 2" x 8' 9" (2.49m x 2.67m)

Non-slip vinyl flooring, fitted sanitaryware and a frosted double-glazed window.

Loft Room

Converted loft space with double-glazed skylight windows and carpeted flooring.

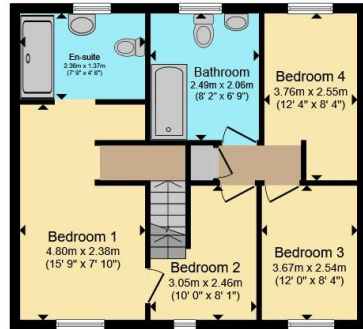
Rear Garden

A private rear garden laid mainly to lawn and bordered by mature greenery, creating a natural sense of seclusion. The space is fully enclosed and includes a timber outbuilding positioned toward the rear boundary, offering useful storage.

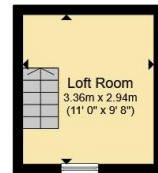




Ground Floor



First Floor



Loft Floor

Total floor area 148.2 m² (1,596 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax Band: B

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Tenure: Freehold



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