



Connells

St. Saviours Rise
Frampton Cotterell Bristol

St. Saviours Rise Frampton Cotterell Bristol BS36 2SW

for sale
£750,000



Property Description

This well presented modern detached house offers generous and thoughtfully designed living space throughout. Entered through a newly installed front door, a welcoming hallway leads to a formal dining room ideal for family meals and entertaining with convenient access to the kitchen/breakfast room.

The spacious newly installed kitchen features ample work surface and lots of storage space with double doors opening to a beautifully maintained rear garden with both patio & lawn areas. Also accessed from the hallway is a large lounge, enjoying plenty of space and double doors to the garden, creating a bright and airy feel. The garden offers a pleasant open outlook with a hedge providing greenery and privacy along one boundary. There is also a side gated access and a gated area for a shed and storage for convenience. The ground floor further benefits from a fitted utility room, guest W/C and access to a substantial double garage with off-road parking for 3 vehicles, with an outside tap & electric points at the front of the property.

Upstairs, the first floor provides five well proportioned bedrooms, 2 of which are en-suite. A modern family bathroom serves the remaining rooms. For convenient storage space, there is a fully insulated loft. The property also benefits from easy access to Bristol City Centre, Train Station, Southmead Hospital, with good school locally etc.

Overall, this property perfectly combines space, comfort, and modern living, making it an ideal family home.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

W/C

Dining Room

10' 11" x 10' 5" (3.33m x 3.17m)

Kitchen

19' 1" x 11' 2" (5.82m x 3.40m)

Integral Appliances and access to fitted Utility Room.

Lounge

16' 5" x 14' 9" (5.00m x 4.50m)

Double Garage

16' 5" x 13' 6" (5.00m x 4.11m)

Utility Room

En-suite Bedroom 1

11' 9" x 11' 3" (3.58m x 3.43m)

Bedroom 2

14' 5" x 9' 9" (4.39m x 2.97m)

Bedroom 3

11' 7" x 8' 10" (3.53m x 2.69m)

En-Suite Bedroom 4

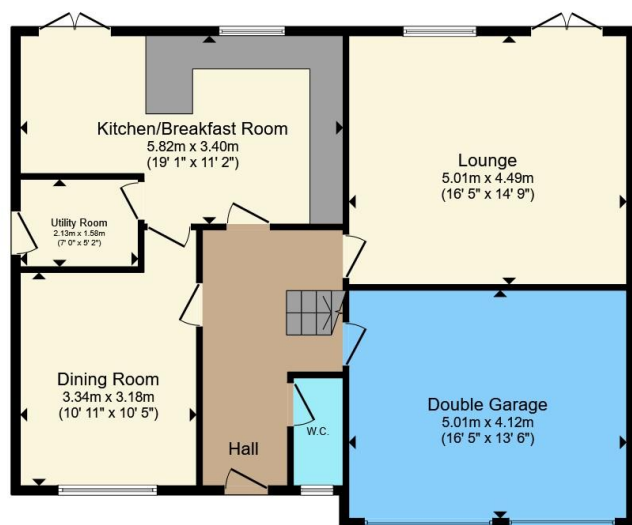
10' 6" x 8' 5" (3.20m x 2.57m)

Bedroom 5

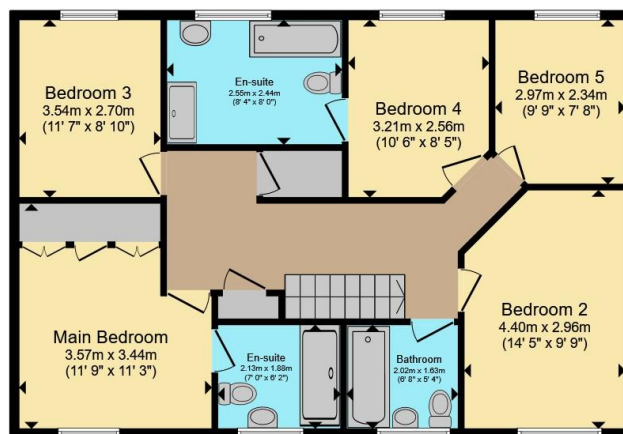
9' 9" x 7' 8" (2.97m x 2.34m)

Family Bathroom





Ground Floor



First Floor

Total floor area 172.3 m² (1,855 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

Connells

To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: C Council Tax
Band: F

view this property online connells.co.uk/Property/YAT308461

Tenure: Freehold



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