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11 Clayfield Road, Brislington, Bristol, BS4 4NG

£350,000

A deceptively spacious detached dormer bungalow situated off School Road. This property offers space, light and a host of other 'must have' features. On the ground floor is a bright and spacious living room, a large kitchen/breakfast room, 2 double bedrooms and a ground floor shower room, with double shower, and attractive parquet flooring to the hallway. On the first floor is a further, large, double bedroom and a separate w.c.. Double glazing and gas central heating complete the internal tick list whilst outside are mature, easily maintained gardens to the front and rear with the benefit of a detached garage and a long driveway for at least another 2 cars.



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Accommodation Comprises

Entrance

Double glazed entrance door with a secondary door into:-

Hall

Coved ceiling, parquet flooring, stairs rising with a storage cupboard under, further storage cupboard, radiator, doors to:-

Bedroom 12'1" x 12'9" increasing to 14'5" (3.7m x 3.9m increasing to 4.4m)

uPVC double glazed window to the front aspect, coved ceiling, built in cupboard, radiator.

Bedroom/Reception 10'9" x 11'1" (3.3m x 3.4m)

uPVC double glazed window to the rear aspect, coved ceiling, radiator.

Shower Room 7'9" x 5'10" (2.37m x 1.8m)

uPVC double glazed window to the rear aspect, coved ceiling, w/c, vanity wash hand basin, glazed shower cubicle with an electric shower, radiator.

Lounge 18'0" x 12'11" (5.5m x 3.95m)

uPVC double glazed window to the front and side aspect, coved ceiling, fireplace, radiator, double doors to:-

Kitchen 11'3" x 10'0" (3.44m x 3.05m)

Fitted with a range of wall and base units and incorporating laminated roll edge worksurface with tiled splashbacks, inset one and a half bowl drainer sink unit, electric cooker with ceramic hob, plumbing for automatic washing machine, radiator, uPVC double glazed windows to dual aspect and a uPVC double glazed door to the side porch.

Porch

uPVC double glazed door and windows.

Landing

uPVC double glazed window to the side aspect, two storage cupboards with access to the eaves, doors to:-

W/c

uPVC double glazed window to the side aspect, part tiled and fitted with a w.c and a pedestal wash hand basin, heated towel radiator.

Bedroom 12'11" x 13'1" (3.95m x 4m)

uPVC double glazed window to the side aspect, radiator.

Garden

Garage And Parking

Gated driveway providing ample off street parking and leading to a detached garage.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A+			A+		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
79			54		