



2 Vicarage Lane, Bristol, BS39 4LA

£575,000

Nestled in the charming village of Compton Dando, this delightful four-bedroom semi-detached house offers a perfect blend of modern living and traditional character. The property has been thoughtfully extended and tastefully renovated, creating a welcoming and spacious open-plan kitchen, living, and dining area. The contemporary design is enhanced by elegant aluminum bi-folding doors that seamlessly connect the indoor space to the rear garden, allowing for an abundance of natural light and a wonderful flow for entertaining.

The property features two inviting reception rooms, providing ample space for relaxation and family gatherings. The contemporary multi-fuel burner adds a touch of warmth and comfort, making this home perfect for cosy evenings in. With four well-proportioned bedrooms, there is plenty of room for family or guests, ensuring everyone has their own private space.

The enclosed front and rear gardens offer a tranquil outdoor retreat, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, there is a garage situated in a nearby block, providing extra storage or a secure space for your vehicle.

Entrance via uPVC double glazed obscured glass door into

Hallway

11'10" x 7'1" (3.63 x 2.16)



Velux window to front aspect, double glazed window to front aspect, fitted storage space for coats and shoes, stairs rising to first floor landing, single radiator, wood effect flooring, opening to open plan kitchen/living area and sitting room, doors to

Downstairs W/C

Suite comprising close coupled w/c, wash hand basin with mixer tap over and storage beneath, spot lights, wood effect flooring.

Open Plan Living/Kitchen

24'6" x 15'3" (7.48 x 4.65)



A range of wall and floor units with quartz worksurface over, sink unit with mixer tap over, integrated gas hob, oven, washing machine and dishwasher, breakfast bar area, space for American style fridge freezer, opening to main living/dining area. Floor to ceiling aluminum bi-folding doors opening to rear garden, 3 separate sky light windows allowing natural light, double radiator, wood effect flooring, opening to

Sitting Room

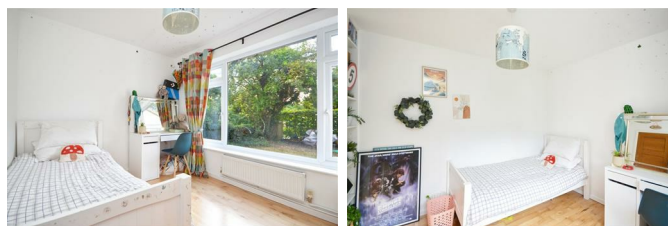
17'2" x 11'1" (5.24 x 3.38)



Wood effect flooring, double radiator, freestanding contemporary multi fuel burner.

Bedroom Three

9'9" x 8'7" (2.99 x 2.63)



UPVC double glazed window to front aspect, single radiator

First Floor Landing

9'5" x 6'10" (2.88 x 2.10)



uPVC double glazed window to front aspect, doors to

Master Bedroom

12'7" x 12'7" (3.85 x 3.85)



uPVC double glazed window to rear aspect enjoying countryside views, storage cupboard, single radiator.

Bedroom Two

12'0" x 9'10" (3.66 x 3.00)



uPVC double glazed window to rear aspect, fitted wardrobes, single radiator.

Bedroom Four

9'10" x 7'4" (3.01 x 2.26)



uPVC double glazed window to front aspect, single radiator.

Bathroom

7'0" x 7'0" (2.15 x 2.14)



Obscured uPVC double glazed obscured window to side aspect, close coupled WC, fitted bath with shower attachment, wash hand basin with mixer tap

Outside



The front of the property is laid mainly to lawn with a pathway leading to the front door and is enclosed by hedging and fencing. The rear garden has a patio area immediately adjoining the property ideal for garden furniture, the remainder is laid mainly to lawn with a selection of plants, shrubs and trees. The rear garden is fully enclosed by wood panel fencing.

Garage

Situated in a block nearby.

Directions

Sat Nav BS39 4LA

Floor Plan

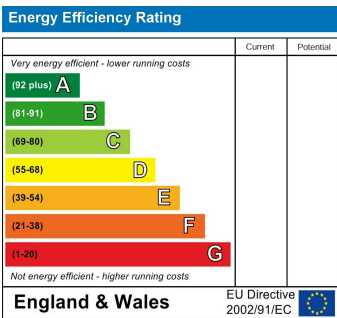


Total area: approx. 133.8 sq. metres (1440.4 sq. feet)
2 Vicerage Lane, Compton Dando

Area Map



Energy Efficiency Graph



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