



69 CHURCH ROAD,
FRAMPTON COTTERELL, BS36 2NE

**GOODMAN
& LILLEY**







69 CHURCH ROAD

FRAMPTON COTTERELL BS36 2NE

OFFERS IN EXCESS OF £400,000

A spacious 1950's bay fronted extended semi detached home four bedroom family home benefitting from attractive views across open farmland to the front and located on the edge of the popular village of Frampton Cotterell close to local schools, amenities and with great access to Bristol.

A fabulous home that simply must be viewed to appreciate what is on offer.

Location

Frampton Cotterell is a small popular village located in South Gloucestershire within close proximity to both Bristol and Bath. It is an excellent location for its connectivity and convenience and is surrounded by lovely countryside, making it a popular destination for walkers and cyclists.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Hall

Welcoming and sizeable entrance hall with access to the lounge/diner and kitchen, stairs leading to the first floor.

Lounge/Dining Room

Accessed via hallway. Light and tastefully decorated with wooden effect flooring meaning this space flows for family life or entertaining. Feature fire place with log burner. Double glazed windows to the front and double glazed French doors leading out onto the back garden.

Kitchen

Stylish and fully equipped kitchen. A range of neutral base and wall units, with wood effect worktops and statement tiled walls. Fitted electric cooker with 4 ring gas hob and extractor fan.. Sink looking out through double glazed windows onto the back garden. Access to the utility room for ease and practicality.

Utility Room

Continuity of base and wall units for storage, space for washing machine and tumble dryer, obscured double glazed door leading into back garden.

First Floor

Landing

Access to three bedrooms and family bathroom. Window providing light. Stairs to ground floor and second floor.

Bedroom One

A sizeable and attractive master bedroom, with double glazed windows looking out to the front with pleasant views across the fields.

Bedroom Two

Sizeable bedroom with built in wardrobes and double glazed windows to rear

Bedroom 3

Good sized boxed room. Perfect as a single bedroom or office space. Double glazed window to the front.

Bathroom

Stylish and practical family bathroom. Fully tiled with WC, sink and bath with overhead shower and shower door. Heated towel rail and double glazed obscured window

Second Floor

Landing

Doors leading to two bedrooms and shower room.

Bedroom Four

Spacious dormer room, double glazed windows with elevated views across the fields.

Study / Bedroom 5

Another sizeable double bedroom with double glazed windows to the rear.

Shower room

Fully tiled with WC, wash basin and shower.

Outside Space

Front

Well appointed and low maintenance driveway with space for multiple vehicles. Future proofing electrical vehicle charging point.

Rear Garden

Good sized and easily maintained enclosed courtyard style garden with laid patio and artificial lawn.

Double garage

Superb double styled garage with electric overhead door, easily accessed from well maintained rear lane. Perfect for a large vehicle, or potential workshop.

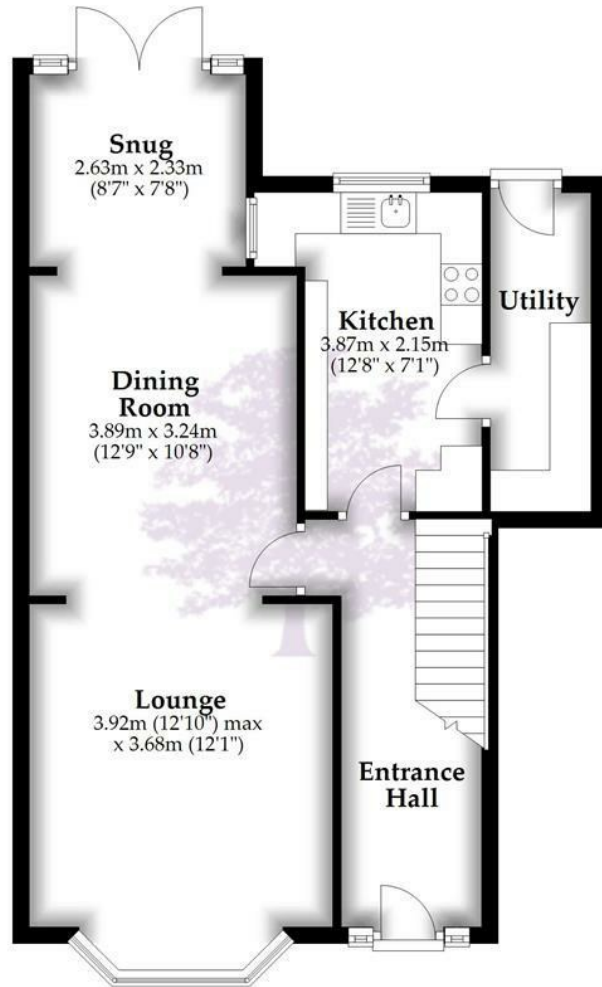


- Popular Semi Rural Location
- Double Garage / Driveway Parking
- Generous Extended Home
- Front & Rear Gardens
- 4 Bedrooms, Study & Two Bathrooms
- Viewing Highly Recommended

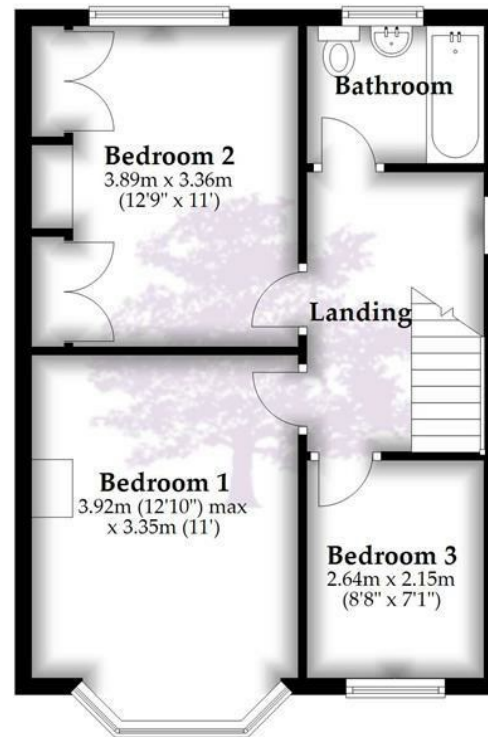




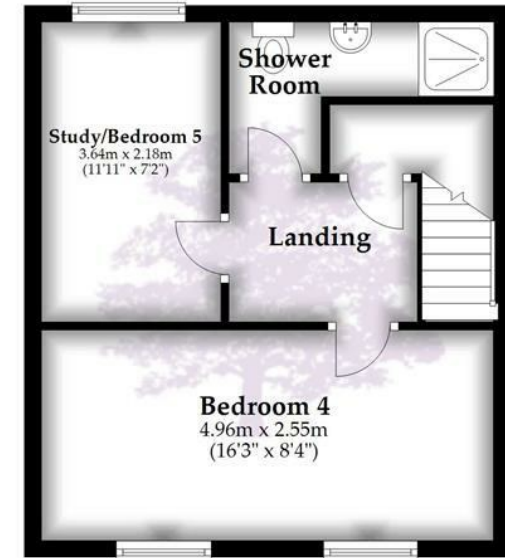
Ground Floor



First Floor



Second Floor



Total area: approx. 136.4 sq. metres (1468.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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