



£375,000

Park Lane

Frampton Cotterell, BS36 2EN

PROPERTY SUMMARY

Step inside via the welcoming hallway which provides access to the principal ground floor accommodation and staircase rising to the first floor. To the front of the property is a spacious living room featuring a charming bay window that fills the room with natural light, alongside a feature fireplace creating a cosy focal point. The kitchen offers a practical layout with access to a useful downstairs cloakroom positioned just off the kitchen area. The separate dining room flows seamlessly into the conservatory, creating an ideal space for family living and entertaining while enjoying views over the garden. There is also rear access leading to the garage, which benefits from both power and lighting. Upstairs, the property offers a generous principal bedroom with an attractive bay window, a further comfortable double bedroom, and a well proportioned single bedroom ideal for a child's room, nursery, or home office. The family bathroom serves all bedrooms, while loft access is available from the first floor landing. There is potential for a loft conversion (STPP).

Outside, the property truly excels with its impressive rear garden, a standout feature offering exceptional space and fantastic potential for families and those looking to further enhance the home. Predominantly laid to lawn, the substantial garden enjoys a patio area directly adjoining the property, perfect for outdoor dining and entertaining, alongside a further patio seating area positioned at the far end of the garden. The generous plot offers exciting scope for extension or further development, subject to the necessary planning permissions, making this an ideal opportunity for buyers seeking a home with long term potential. To the front, a driveway provides off street parking and access to the garage.

3



1



2



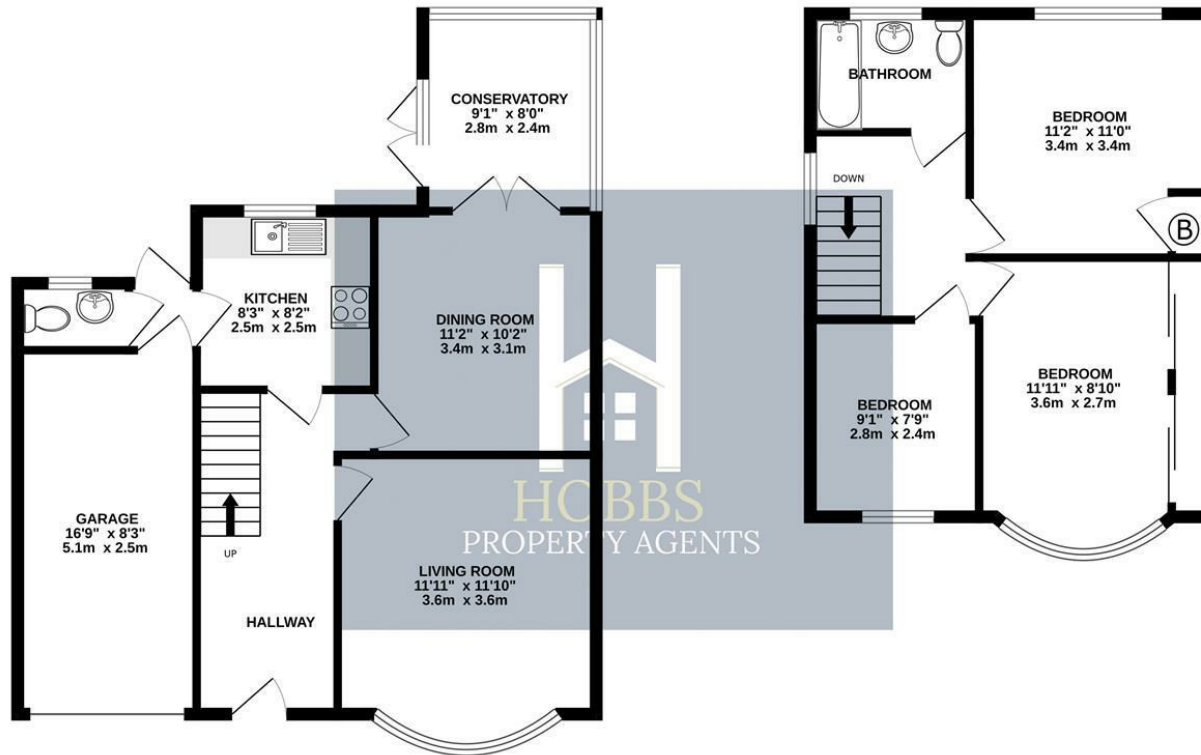






GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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