



27 Park Lane

£595,000

*Kendleshire, Winterbourne, Bristol BS36 1AT*



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TOTAL AREA: APPROX. 214.3 SQ. METRES (2307.2 SQ. FEET)

Individual four bedroom detached house built some 27 years ago and occupied by the current owner since new.

The property sits centrally on the plot behind wrought iron automatic gates, the rear garden is West facing and leads to a four car detached garage. The property comprises lounge, kitchen/dining room, snug/television room, utility, conservatory and three bathrooms and a sauna.

Winterbourne is a large village situated on the north side of Bristol, with an array of facilities including a Bank, local Co-Op Store, Post Office, Hair Dressers, Opticians, Library, Doctors Surgery and Dentists. The village is partially surrounded by woodland and fields, with lots of footpaths and bridleways criss-crossing the countryside, including the popular Frome Valley Walkway. A large duck pond overlooking the Frome valley provides a relaxing spot for fishing, or feeding the ducks and geese, and a public nature reserve is a pleasant area for dog walkers.

There are a number of primary schools in the Winterbourne area, including an independent Prep School. Secondary and Sixth Form education can be found at The Ridings Federation Winterbourne International Academy.

Winterbourne is about 2 miles from the M5 and M32 and 5 miles from the M4. The main line railway station is within a 2 mile drive at Bristol Parkway. Bristol airport is approximately 15 miles to the south. Bristol City Centre is approximately 7 miles away.



**ENTRANCE PORCH** Double doors leading to entrance hallway, double doors leading to kitchen/dining room, double doors to lounge.

**LOUNGE** 18' 10" x 16' 11" (5.74m x 5.16m)

**KITCHEN/DINING ROOM** 17' 3" x 14' 1" max. reducing to 10' 7" (5.26m x 4.29m max. reducing to 3.23m)

**SNUG/TELEVISION ROOM** 16' 0" x 9' 0" (4.88m x 2.74m)

**UTILITY ROOM** 7' 9" x 7' 9" (2.36m x 2.36m) Potterton Netaheat Profile gas fired boiler supplying central heating and domestic hot water.

**CONSERVATORY** 21' 5" x 8' 8" (6.53m x 2.64m) Of hardwood and double glazed glass construction, French doors to rear garden, split stable door to paved terrace at side.

**BEDROOM** 12' 8" x 11' 0" (3.86m x 3.35m) Hardwood effect PVCu double glazed window overlooking rear garden, pedestal wash hand basin.

**BEDROOM** 11' 9" x 9' 6" (3.58m x 2.9m) Hardwood effect PVCu double glazed window overlooking conservatory.

**BATHROOM** Coloured suite comprising panelled bath with chrome plated antique style shower/mixer tap, pedestal wash hand basin, close coupled w.c., corner shower cubicle, thermostatic shower valve.

**FIRST FLOOR LANDING** Staircase with turned newel post and spindles, matching balustrade leading into master bedroom.

**MASTER BEDROOM** 19' 11" x 17' 10" max. (6.07m x 5.44m) Access to loft space, access to eaves space with Sauna, sliding door leading to ENSUITE SHOWER ROOM and walk in wardrobe.

**BEDROOM** 14' 2" reducing to 12' 0" to fitted wardrobes (4.32m reducing to 3.66m to fitted wardrobes) Hardwood effect PVCu double glazed window overlooking front garden with views over open countryside.

**ENSUITE BATHROOM** White suite, ceramic tiled floor, hardwood effect PVCu obscure glazed window.

**GARDEN FRONT** Facing due East. natural stone boundary wall, lawn, mature trees and shrubs, driveway with wrought iron automatic gate leading to rear garden.  
**GARDEN REAR** Facing due West. Laid to lawn with paved terrace, large driveway and turning space, leading to **FOUR CAR DETACHED GARAGE** 31' 9" x 21' 6" (9.68m x 6.55m) Two double width electrically operated up and over doors, power and light, side window, overhead storage space.

**TENURE: Freehold**

**COUNCIL TAX BAND: F**

**ENERGY EFFICIENCY RATING: D**

**EXACT AGE OF PROPERTY: 27 YEARS OLD**

**TOTAL FLOOR AREA: 186m<sup>2</sup>**



It is a condition of these particulars that all negotiations are conducted through MacKendrick Norcott:- **MAKING AN OFFER** : When you make an offer on this property we, as the sellers agent, will require information with regard to your ability to purchase. **PHOTOGRAPHS**: Please note that we provide photographs for general information only. Photographs may depict the property in a furnished condition. It must not be assumed that any item shown is included in the sale with the property unless specifically mentioned. **INDICATED MEASUREMENTS ARE FOR GUIDANCE ONLY**. **NOTE**: We have not surveyed the property or tested the services, appliances or fittings. Room measurements should not be relied upon for carpets and curtains. M839

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