



Connells

Parkfield Rank
Pucklechurch BRISTOL

Parkfield Rank Pucklechurch BRISTOL BS16 9NP

for sale offers over
£325,000



Property Description

Charming Cottage! Character meets contemporary chic! Picturesque Pucklechurch provides an idyllic village location. The Good Life! One is assured to be smitten with all that this delightful home has to offer. Local pubs, convenient store, school and all that village life provides with easy access to surrounding areas and commuter links.

Quaintness with a modern twist denote the charm and elegant appeal of this property. A cosy lounge leads through to a modern kitchen diner with multi-fuel burner being an added bonus. The impressive modern kitchen area complete with high specification appliances add that extra something. Onwards and upwards leads to a bespoke magnificent marble effect shower room plus two double bedrooms. A versatile room on the top floor completes this property.

The rear garden stretches out and is mainly laid to lawn enjoying far reaching views over open countryside. There is also a summer house which is fully functioning for use as an office or equally a space for a lovely chill out zone.

A fine example of a character property with a modern twist. Call Connells today to avoid disappointment!

Entrance Porch

Double glazed door to front and double glazed leaded light window to side, timber and glazed door to lounge, tiled floor, fuse box.

Lounge

12' x 10' 2" (3.66m x 3.10m)
Double glazed window to front with feature shutters, ornate fireplace with tiled surround, modern column radiator, TV point, parquet effect flooring, wooden and glazed door to Dining Area.

Dining Area

10' 8" x 9' 11" (3.25m x 3.02m)
Glazed and timber door in from lounge, oak wooden flooring, multi-fuel burner set upon a hearth, two storage cupboards, open access to Kitchen Area, latch door to staircase rising to first floor.

Kitchen Area

9' 1" x 7' 6" (2.77m x 2.29m)
Double glazed door and window to rear, fitted kitchen with range of wall and base units with quartz worktops over, integrated NEFF electric hob with extractor hood over, NEFF ovens, integrated NEFF fridge freezer, integrated NEFF dishwasher, integrated NEFF wine cooler, one bowl stainless steel sink inset into quartz worktop with drainer, feature metro tiles, boiler housed in wall mounted cupboard, modern column radiator and tiled floor.

Landing Area

Doors to bedrooms One and Two and door to Shower Room, storage cupboard with hanging rail, stairs rising to Landing Two.

Bedroom One

10' 10" x 10' (3.30m x 3.05m)
Double glazed window to front with feature fitted shutters, smooth ceiling, latch wooden door plus latch wooden door to En-Suite, built in storage cupboards and radiator.

Bedroom Two

9' x 7' 7" (2.74m x 2.31m)
Double glazed window to rear with feature fitted shutters and far reaching open views to countryside, smooth ceiling, wooden latch door and radiator.

Bedroom Three

10' 10" x 9' 5" (3.30m x 2.87m)

Double glazed Velux skylight to front with fitted blind, eaves storage cupboard, paneled feature ceiling, loft access, wall light and radiator.

Outside

Front courtyard garden with paving to front door, enclosed by way of a wall and white picket fencing.

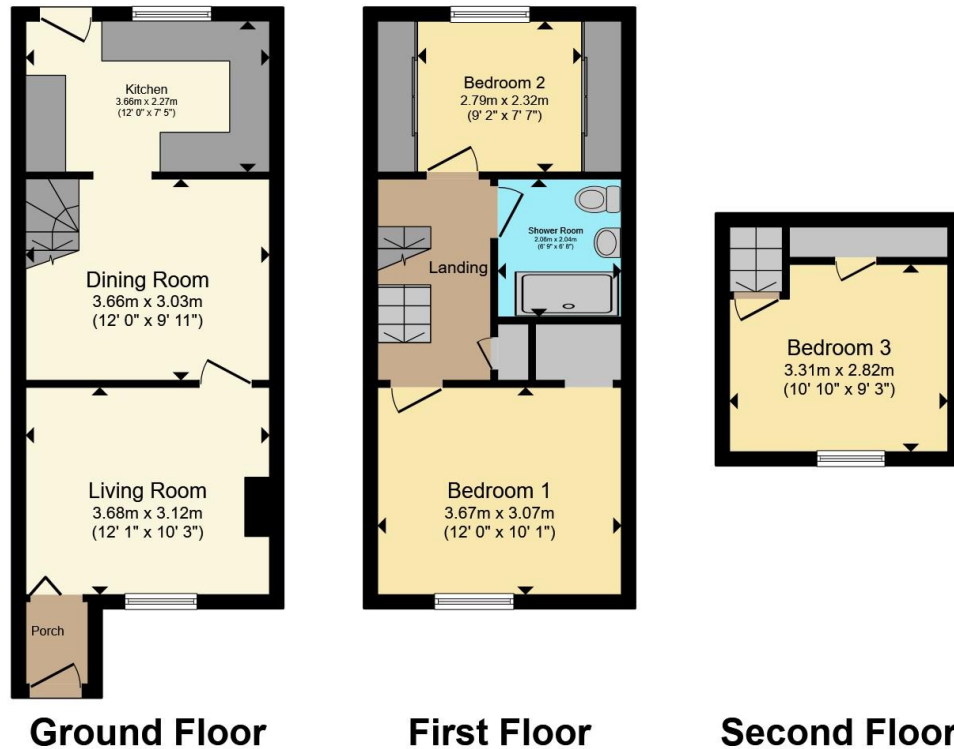
Rear Garden

Rear Garden - patio area, garden mainly laid to lawn and is fully enclosed by way of fencing, summerhouse with light and power currently used as an office, shed with plumbing and power for a washing machine, flower and shrub borders, flower beds, far reaching views to open countryside.

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.





Total floor area 75.4 m² (812 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: B

view this property online connells.co.uk/Property/EME305887

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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