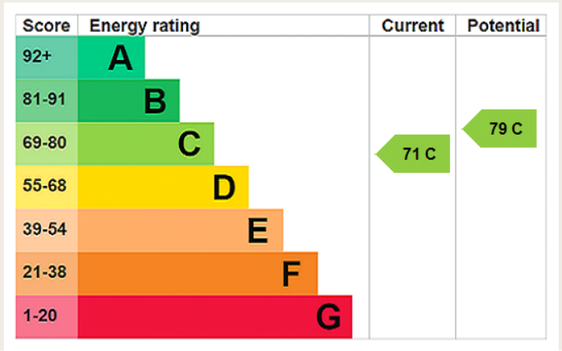
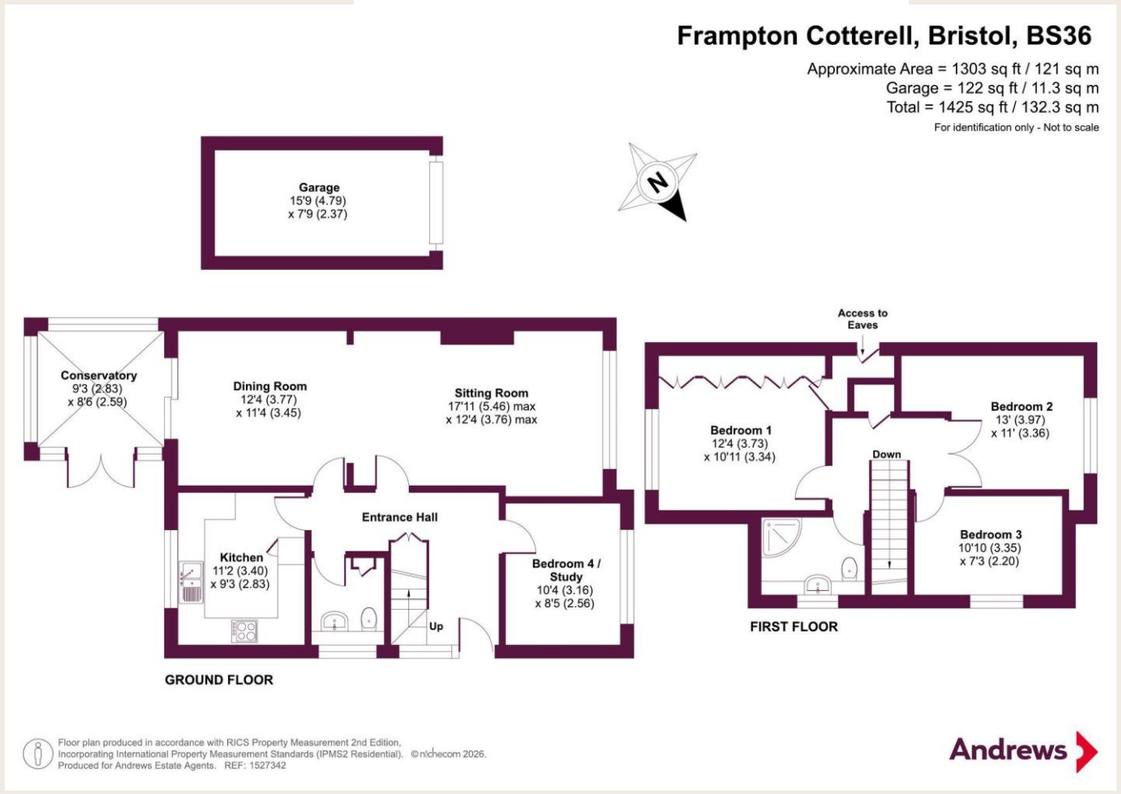
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The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

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Andrews









Beaufort Road, Frampton Cotterell

£595,000

BS36 2AD

Energy Efficiency Rating: C

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED
ARMA

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The property currently provides three to four bedrooms, with the impressive double dormer creating additional space upstairs and giving the home a wonderful sense of flexibility. The upper rooms also benefit from far-reaching views, something that is particularly special for a property in this part of Frampton Cotterell and adds another layer to what this home has to offer.

There is also the potential to create a fourth bedroom on the ground floor which is currently being used as a study. This gives the property an added level of flexibility for those needing an extra bedroom now or potentially in the future, whether that be for a growing family, guests, working from home or simply having that additional space available when required.

Downstairs, the accommodation is bright, comfortable and thoughtfully arranged, with well-presented living spaces and a modern kitchen that connects naturally with the rest of the home. The conservatory provides an additional reception space and a lovely place to sit and enjoy the garden, while the generous rear garden offers plenty of room to relax, entertain and enjoy the outdoors.

There are also plenty of additional features and extras throughout the property, making this much more than your typical bungalow. Every part of the home feels considered and maintained, creating a property that genuinely feels ready to move straight into.

Situated right on the cusp of the center of Frampton Cotterell, the location is another major highlight. Local amenities, shops, schools and everyday conveniences are all within easy reach, whilst the home itself enjoys a peaceful residential setting.

Homes combining this level of presentation, additional dormer accommodation, potential for a fourth bedroom, far-reaching views and such a convenient Frampton Cotterell location are a rare find — making this a property that needs to be seen to be fully appreciated.

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A bungalow with bags of potential and a view to match!









A beautifully presented dormer-style bungalow offering a rare combination of space, character and an enviable location in the heart of Frampton Cotterell.

From the moment you step inside, it is clear this is a home that has been exceptionally well cared for. Immaculately presented throughout, the property offers that rare feeling of being able to simply walk in, drop your bags and feel at home, with very little left to do other than enjoy everything it has to offer.

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Summary

- Three-bedroom dormer-style bungalow
- Potential for a fourth ground-floor bedroom
- Beautifully presented and immaculately maintained throughout
- Far-reaching views from the upper bedrooms
- Bright and spacious living accommodation
- Modern kitchen and conservatory
- Generous rear garden
- Flexible accommodation to suit a growing family or changing needs
- Sought-after location on the cusp of Frampton Cotterell centre
- Close to local amenities, schools and everyday conveniences
- off street parking
- garage

Interested in this property?

For viewings and advice please get in touch with our Winterbourne Sales branch on 01454 851 111