

# Winterfield Park

Paulton, Bristol, BS39 7RY

COOPER  
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£299,950 Freehold

3 2 1 EPC C

## Description

An extended three bedroom semi detached family home in heart of Paulton village. The property offers spacious accommodation across two floors with driveway parking, an enclosed garden to the rear and is being offered for sale with no onward chain. In brief the accommodation comprises entrance porch leading into the dual aspect sitting room with doors to the garden and stairs rising to the first floor, kitchen with access to the side courtyard area and a dining room/study which was formerly the garage. To the first floor there are three bedrooms, a bathroom and separate WC.



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Approximate Area = 1010 sq ft / 93.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Cooper and Tanner. REF: 1109228



### Features

- Extended semi detached family home
- No onward chain
- Driveway parking
- Enclosed rear garden
- Close to the village centre and schools
- Three bedrooms
- Dual aspect sitting room
- Kitchen
- Study/playroom
- Family bathroom and separate WC

### Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating C

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