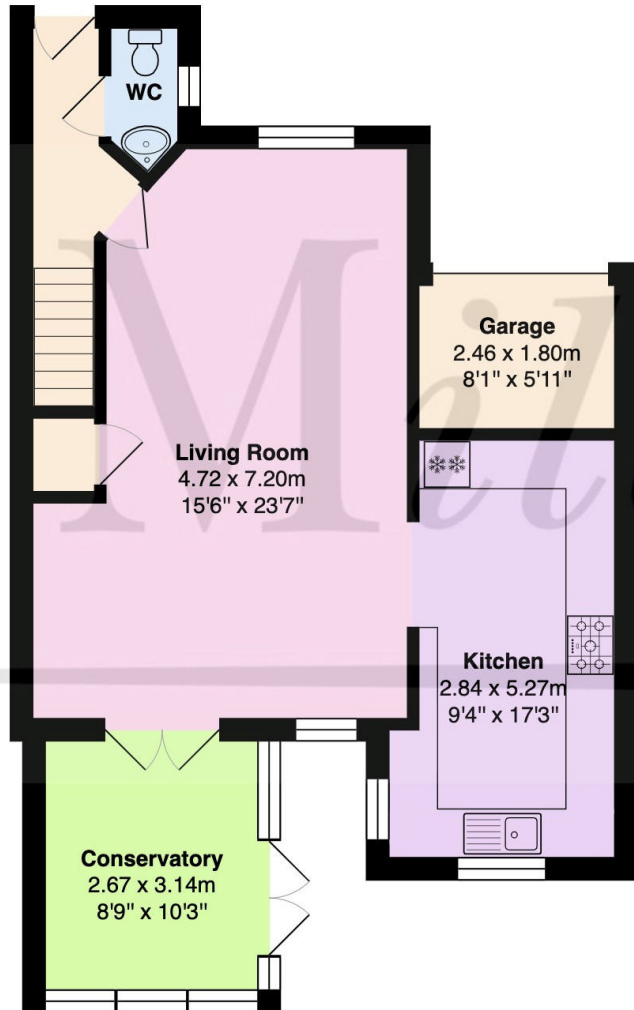
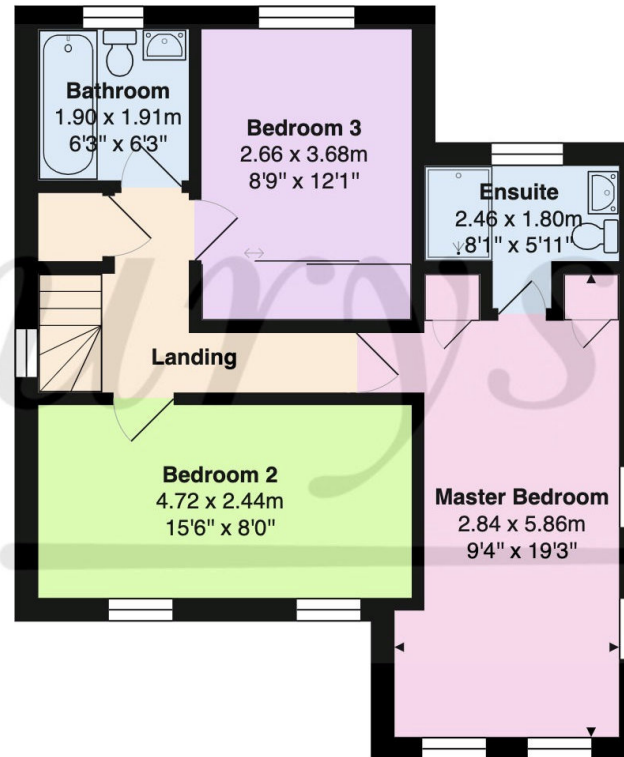




Ground Floor
Area: 65.3 m² ... 703 ft²



First Floor
Area: 53.3 m² ... 574 ft²



Total Area: 118.6 m² ... 1277 ft²

This plan is for illustrative purposes only and should only be used as such.

30 St Saviours Rise, Frampton Cotterell, South Gloucestershire BS36 2SW

This spacious detached 3 bedroom home is located in a popular cul-de-sac and has been vastly improved by the current owner after having a large double storey extension added to the property. Likewise there is a good size conservatory that overlooks the rear garden enabling an good amount of overall living space. The accommodation in brief now comprises of a large open plan lounge /diner (leading through to the conservatory) which then opens up into a lovely modern kitchen/breakfast room. There is also a downstairs cloakroom. Since the extension the upstairs now offers three double bedrooms and a family bathroom - the master bedroom having a feature vaulted ceiling and an ensuite shower room. Outside there is a pretty rear garden which is enclosed and private with several seating areas, sheds and a small lawn. From here a pedestrian side access takes you to the front of the house where you have off street parking plus access to a reduce sized garage which is ideal for bin storage and bikes, (the remainder of the garage space has been incorporated into the kitchen/breakfast room extension). Just a short stroll from the property will take you to the open greens of Blackberry Drive Play Area and Heather Avenue Play area, plus a short distance along Beesmoor Road will take you to the open playing field and play area in Beesmoor playing fields

Situation

The village of Frampton Cotterell enjoys countryside surrounds including the beautiful Frome Valley River Walk. It also has easy road and train access to Bristol making it ideal for commuters. There is a selection of local shops, pubs and cafes in addition to the nursery and toddler groups, plus there are several infant and primary schools which have received Good and Outstanding Ofstead reports. There are also Sporting facilities which include football, rugby, tennis and cricket clubs. Frampton is in the catchment for The Winterbourne Academy (state secondary school). The nearby Kendleshire Golf Club and Bitterwell fishing lake are just minutes drive away whilst Bristol city centre is approx 9.2 miles and Parkway Train Station is approx. 4.2 miles. The Hambrook Junction of the M32 (M4 Junction 19) is circa 5.6 miles away.

Property Highlights, Accommodation & Services

- Detached Family Home with Double Storey Extension
- Popular Cul-de-Sac Location in Frampton Cotterell
- Large Lounge/Diner with Doors through to Conservatory
- Modern Kitchen/Breakfast Room
- Three Double Bedrooms Plus Family Bathroom and Ensuite Shower Room
- Off Street Parking Plus Restricted Garage Housing Replaced Gas Boiler and Storage Space
- Council Tax Band D - South Gloucestershire Council

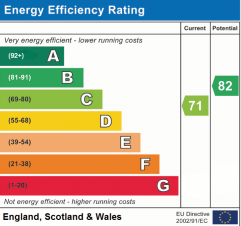
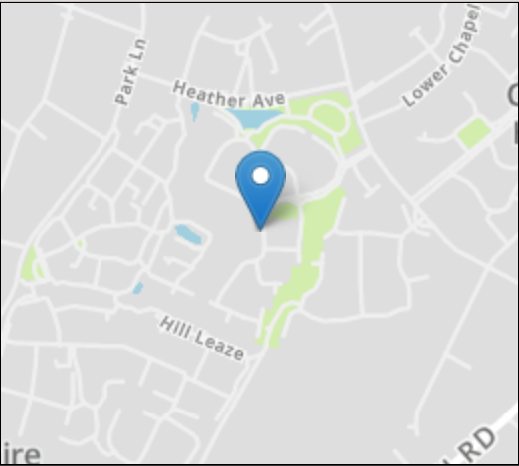
Directions

Travelling along the Badminton Road in Coalpit Heath, turn into Beesmoor Road at the traffic lights and travel a short distance until you see St Saviours Drive on your left. Once in follow the road until you see number 30 on your right hand side.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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