



Lyveden Gardens, Bristol
BS13 9QR

£350,000



Lyveden Gardens, Bristol

DESCRIPTION

Introducing an immaculate, newly built detached bungalow situated in South Bristol.

The bungalow boasts a well-planned layout with two spacious and airy bedrooms, providing ample opportunity for personalization. A contemporary bathroom complements the bedrooms, featuring high-quality fixtures and fittings that enhance the property's overall appeal. The kitchen is fully equipped with integrated appliances, while the living room showcases bifold doors leading to the rear garden and Velux skylights, ensuring abundant natural light.

In addition, this eco-friendly home includes solar panels and an air source heat pump, promoting sustainable living and reducing energy costs.

This property is perfect for those seeking a comfortable living space close to urban amenities. Being a new construction, it assures potential buyers of its excellent condition and modern conveniences.



ROOMS

GROUND FLOOR

Entrance

Access to entrance hall from front walkway. Velux window and a storage cupboard housing the fuse board.

Kitchen

15'06" x 19'08"

The kitchen is equipped with fully integrated Beko appliances including a washing machine, tumble dryer, fridge-freezer, oven, hob with extractor hood, slimline dishwasher, and stainless steel inset sink. Additionally, it features a uPVC obscured window on the side, underfloor heating, and Velux windows.

Living Area

6'04" x 12'04"

Bifold doors leading to the rear garden, a TV socket, Velux windows, and underfloor heating.

Bedroom One

12'10" x 12'02" (longest)

Underfloor heating and a window to the rear.

Bedroom Two

7'07" x 12'03"

Underfloor heating and a window to the side.

Bathroom

5'05" x 6'11"

Fully tiled bathroom featuring a toilet, wash basin with vanity unit, heated towel rail, bath with mains shower, glass shower screen, obscure window to the rear, extractor fan, and underfloor heating.

OUTSIDE

Rear Garden

Garden patio area with fencing, outdoor lighting, power outlets, an outdoor tap, and an air source heat pump. There is also side access to the property.

Parking

Off-street parking located to the side with rear access to the garden. There is a path leading to the front door for convenience.

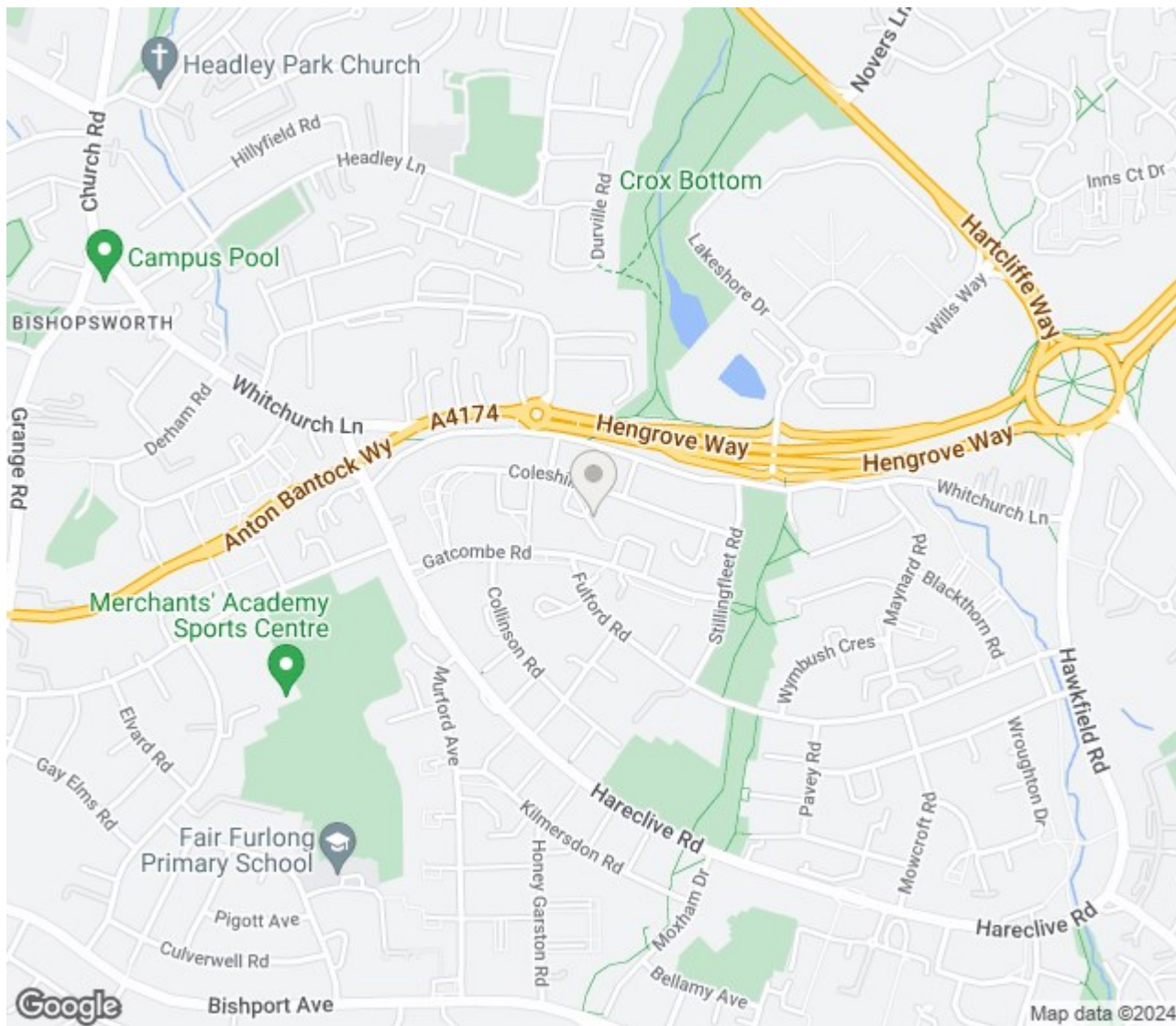




Floor Plan
Floor area 577 sq.ft.

TOTAL: 577 sq.ft.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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