



Connells

Gays Road
Hanham Bristol



Property Description

A stunning detached bungalow that is deceptively spacious and has been much improved by the current owners. This property is in a fantastic location that backs on to the woods and river to the rear. The property comprises entrance hall, spacious lounge and separate dining room, modern style fitted kitchen, two bedrooms, bathroom and good sized conservatory. To the first floor there are two further bedrooms. To the first floor there are two further double bedrooms. To the rear of the property is a very generous sized beautiful, mature garden that backs onto the woods and river. To the front is a driveway for several vehicles leading to the detached garage.

Entrance Hall

Double glazed door to the front, built in storage cupboard, loft access with loft ladder, laminate wood effect flooring, radiator.

Lounge

22' x 12' 11" (6.71m x 3.94m)
Double glazed window to the side, radiator, gas fires with back boiler, 2 x radiators with covers, down lighters, storage cupboard.

Dining Room

Double glazed window to the rear, stairs to the first floor, radiator, understairs storage cupboard.

Bedroom One

12' 3" x 10' 8" (3.73m x 3.25m)
Double glazed window to the front, radiator.

Bedroom Two

9' 1" x 8' 9" (2.77m x 2.67m)
Double glazed window to the side, radiator, laminate wood effect flooring

Kitchen

14' 2" x 8' 2" (4.32m x 2.49m)
Double glazed window to the front, a range

of fitted wall and base units, rolled edge worktops, tiled splash backs, 5 ring gas hob with cooker hood over, space for washing machine, integrated fridge/freezer, eye level built in double oven, integrated microwave, integrated dishwasher, one and a half bowl sink unit with mixer tap, down lighters, double glazed door to the side.

Bathroom

Double glazed frosted window to the front, a three piece suite comprising combination vanity sink unit and low level WC, enclosed shower cubicle with electric shower, tiled flooring, heated towel rail, extractor fan

Conservatory

22' 5" x 8' 5" (6.83m x 2.57m)
Double glazed with french doors to the rear garden, laminate wood effect flooring, radiator electric skylights

First Floor Landing

Velux style window to the rear, access to loft space, access loft storage space, 2 x radiators,

Bedroom Three

19' 3" max x 10' 2" (5.87m max x 3.10m)
Velux style window to the rear, radiator, laminate wood effect flooring

Bedroom Four

11' 8" x 10' 4" (3.56m x 3.15m)
velux style window to the rear, radiator, laminate wood effect flooring (part restricted head height)

Rear Garden

A very generous, mature garden that backs onto a wooded area and the river with mature plants and shrubs,

lawn and paved patio area, green house, shed, summer house, pond and mature trees.

Front Garden

Enclosed with a driveway to the side leading to a detached garage.

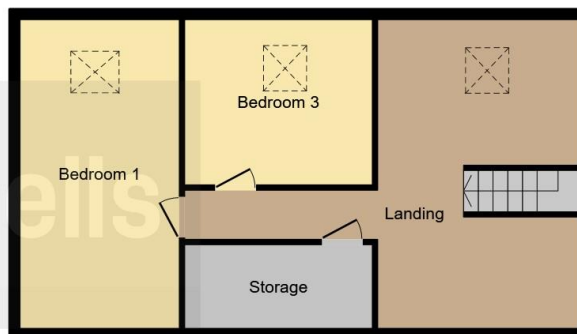
Garage

Detached garage with metal up and over door, light and power





Ground Floor



First Floor

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.focalagent.com

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T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: Awaited

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Tenure: Freehold



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