



Larch Way, Patchway Bristol BS34 5DN

welcome to

Larch Way, Patchway Bristol

This super bungalow offers a convenient location, pretty surroundings, and a wonderful garden with outbuilding. The property is arranged in a manor that promotes 'easy living' with well proportioned and light linking spaces all with pleasant outlook.

Larch Way Entrance

Entrance is granted into the hallway via well presented paved and level pathway. There is garden space to both sides with herbaceous borders and decorative plants plus a smart boundary wall to the front aspect.

Hallway

4' 11" max x 4' 1" max (1.50m max x 1.24m max)

A double glazed doorway with corresponding transom window leads into the enclosed hallway.

This not only creates a thermal barrier but also grants space for functional and decorative furniture.

Living Room

16' 4" max x 13' 11" max (4.98m max x 4.24m max)

The main living space grants a pleasant outlook over the pretty front garden with trees beyond. The space is complete with coving, carpet, night storage heater, fan light to ceiling rose, decorative fireplace with surround and well proportioned forward facing windows.

Dining Room

8' 4" max x 7' 8" max (2.54m max x 2.34m max)

The dining room is perfectly positioned with 'through arch' into the kitchen. The space also affords lovely garden views to the rear. Currently set up to double as a hobby room with combined desk space. Finished, again, to a good standard with tiled floor.

Kitchen

10' 5" max x 9' max (3.17m max x 2.74m max)

The tiles continue through for unity and the kitchen is complete with wooden wall and base units and plenty of storage for necessary items. Here is again light and bright and conveniently leads onward and

into the well proportioned conservatory.

Conservatory

10' 2" max x 7' 9" max (3.10m max x 2.36m max)

This relaxing space offers plenty of room for lounging furniture and grants a serene and pleasant experience whilst observing the garden. Complete with opaque roof, floor tiles, lighting and power.

Hallway

8' 2" max x 2' 9" max (2.49m max x 0.84m max)

Continuation of carpet and offers access to all areas including storage/airing cupboard.

Bedroom One

10' max x 11' 5" max (3.05m max x 3.48m max)

The main bedroom to the front aspect offers light and a front garden outlook. The space is complete with a continuation of matching carpet and useful fitted storage.

Bedroom Two

13' max x 9' 9" max (3.96m max x 2.97m max)

The second double bedroom is equally well presented and includes storage plus views over the rear garden.

Bathroom

9' 11" max x 5' max (3.02m max x 1.52m max)

The well presented bathroom is complete with curved shower cubicle, basin over vanity and WC. The space is also light and bright with side aspect window and feature wall mounted mirrors.

Exterior Front Garden

Attractive space with mature shrubs and borders. Complete with smart front boundary wall and level paved pathway to front door.

Rear Garden

Spacious and well presented. Main access from the conservatory. The garden is complete with boundary fencing, decorative gravel, mature herbaceous borders and shrubs. There is also a solid construction shed/outbuilding.

Garage

Included to Rear Side



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welcome to
Larch Way,
Patchway Bristol

- Superb Two Bedroom Semi-Detached Bungalow with Garage - No Chain
- Two Double Bedrooms Both with Pretty Outlooks
- Two Main Receptions - Living Room and Linked Kitchen to Dining
- Spacious Rear Conservatory into Garden
- Light and Bright Throughout

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£260,000



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Property Ref:
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