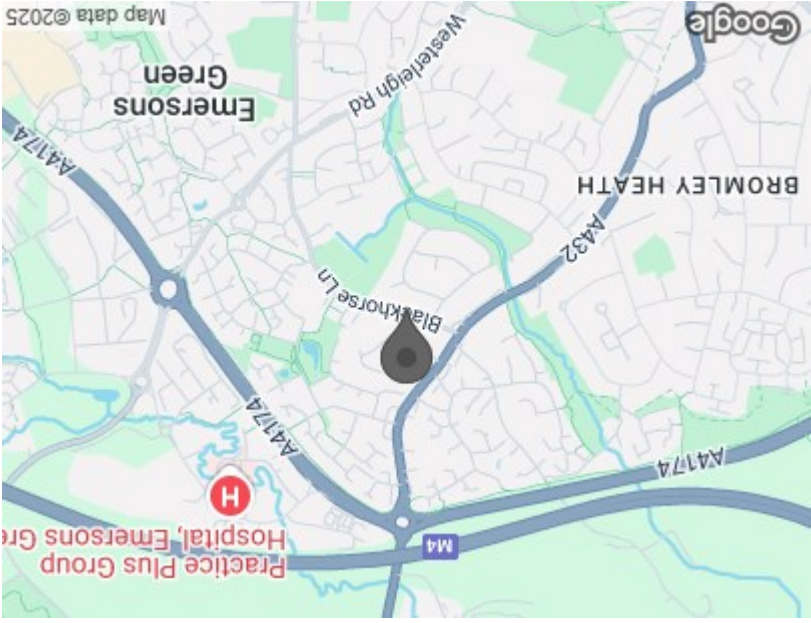


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Energy Efficiency Rating	
Potential	Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs
Current	60
Potential	83





BLACKHORSE LANE
DOWNEND, BRISTOL, BS16 6TT
ASKING PRICE £500,000





Entrance Hall

Lounge

16'3 x 14'5

Kitchen/Dining Room

21'11 x 10'6 max

Bedroom

16'1 x 10'6

Bedroom

13'10 x 10'4

Shower Room

8'8 max x 5'11 max

External

Rear Garden

Front Garden

Off Road Parking

Detached Garage



This well-presented, two double bedroom detached bungalow offers comfortable single-level living within a sought-after location. Upon entry, the property's bright and airy ambiance is immediately evident, with a central hallway providing access to all rooms. The generously proportioned lounge benefits from a dual aspect, featuring windows to the front and side elevations, thereby maximizing natural light. A focal point of the room is the integrated electric fireplace, which contributes to a warm and inviting ambiance.

The spacious kitchen/dining room is bathed in natural light and features traditional-style cabinetry complemented by granite-effect countertops. This functional area accommodates space for a range of appliances including a fridge/freezer, washing machine, tumble dryer, dishwasher and hob. There is also a practical storage cupboard whilst double-glazed French doors seamlessly extend the living space to the rear garden.

Both bedrooms are doubles in size and incorporate fitted wardrobes. Bedroom one is situated at the front of the property, while the second bedroom enjoys a rear-facing aspect. The contemporary shower room is equipped with a white three-piece suite, comprising a mains-plumbed shower, low-level WC, and washbasin. An obscured double-glazed window provides privacy and natural light.

Significant improvements have been undertaken by the current owner, including a re-rendering of the exterior, refurbishment of the roof, and installation of a replacement consumer unit.

The low-maintenance rear garden features an extensive decked area spanning the property's width alongside a level artificial lawn. For gardening enthusiasts, a greenhouse and raised beds are available. Furthermore, a substantial storage shed, detached garage, and additional store are all equipped with power and lighting. The front of the property is defined by a low-level brick wall and a driveway, providing off-road parking for multiple vehicles and side access to the garage.

