



**Nicholls Lane,  
Winterbourne, BS36 1NE**

**PRICE: Offers Over  
£475,000**



## Property Features

- Detached Bungalow
- Two Bedrooms
- Large Plot
- Conservatory
- Garage
- Close to Local Amenities
- Two Reception Rooms

## Full Description

### Storm Porch

Porch leading to composite door to hallway.

### Entrance Hallway

Radiator and doors to;

### Living Room

14'11" x 12'11" (4.55 x 3.95)

Double glazed bay window to front, double glazed window to side. Two radiators, feature fireplace with electric fire.

### Bedroom 1

12'3" x 11'11" (3.74 x 3.64)

Double glazed bay window to front.

### Kitchen/Diner

19'4" x 12'1" (5.91 x 3.69)

A range of wall and base units with worksurface over, space for dishwasher, space for washing machine, space for fridge freezer, integrated double oven and electric hob with extractor over. Tiled splashback, one and a half bowl sink with mixer tap and drainer. A wall mounted Worcester Bosch combination boiler, access to loft, radiator and doors to;

### Bedroom 2

12'1" 9'4" (3.69 2.86)

Double glazed window to side, radiator and fitted wardrobes.

### Reception Room

16'3" x 10'1" (4.96 x 3.08)

Double glazed French doors to rear conservatory, double glazed window to rear and two radiators.



**Shower Room**  
Double glazed obscure window to side, suite comprising of a quadrant shower cubicle with mains shower, low-level WC, pedestal hand wash basin with mixer tap, radiator and towel radiator. Fully tiled walls.

**Conservatory**  
8'10" x 7'8" (2.70 x 2.34)  
Dwarf walling with double glazed construction, door to side with cat flap and radiator.

**Garden**  
Mainly laid to lawn with mature shrubs and trees. Vegetable patch and chicken coop, covered patio and decking area gate to side.

**Frontage**  
Blocked paved off street parking for at least five vehicles, dwarf walling to front, lawn areas, mature shrubs and bushes. Access to side via gate.

**Garage**  
With double opening doors to front, privacy door to side, garden workshop area to the rear of garage. To the front of the garage can be found a carport.

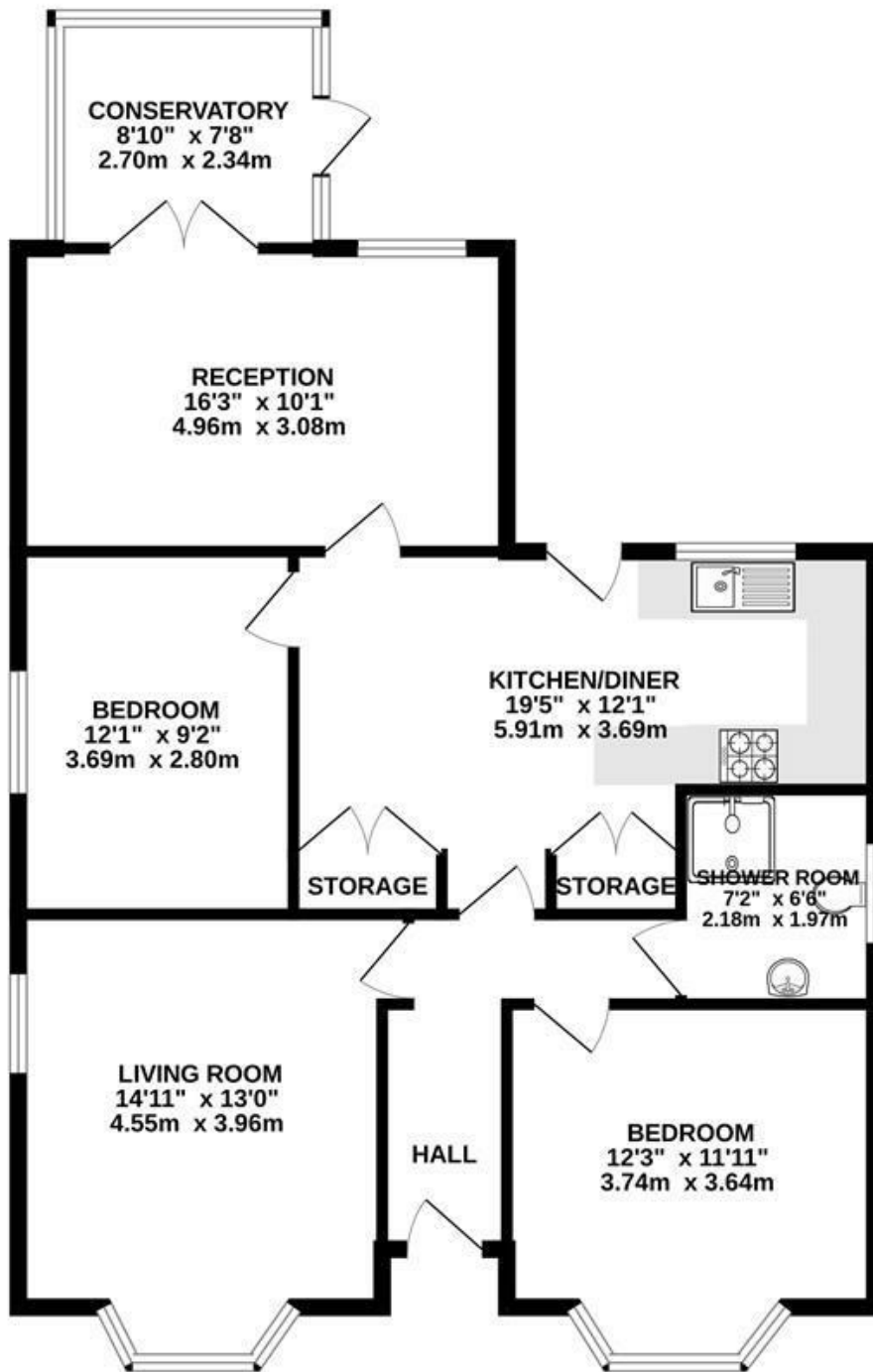


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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