



18 St. Annes Drive, Bristol, BS30 6RB

Offers In The Region Of £629,950

Nestled in the sought-after St. Annes Drive in Oldland Common, Bristol, this exquisite five-bedroom detached bungalow presents an exceptional opportunity for families seeking both comfort and convenience. The property is ideally situated near local amenities, transport links, and a reputable primary school, making it a perfect choice for those who value accessibility.

Upon entering, one is greeted by a sense of space and light, with generously sized reception rooms that provide ample room for relaxation and entertaining. The lovely conservatory further enhances the living space, offering a tranquil spot to enjoy the views of the beautifully maintained enclosed rear garden. This outdoor area is not only a delightful retreat but also offers a good degree of privacy, making it perfect for family gatherings or quiet evenings. The bungalow boasts five well-proportioned bedrooms, providing flexibility for various living arrangements, whether it be for a growing family or those needing extra space for guests or a home office. The two modern bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Additional features of this remarkable property include gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. The ample off-street parking is a significant

Entrance via uPVC double glazed front door with matching side panel into

Hallway

13'5" x 5'8" (4.09 x 1.73)



Stairs rising to first floor landing, Oak flooring, 2 single radiators, doors to

Sitting Room

15'8" x 13'2" (4.78 x 4.02)



uPVC double glazed window to front aspect, Oak flooring, large single radiator, living flame contemporary gas fire with stone surround, hearth and mantle over.

Kitchen

18'5" x 8'0" (5.62 x 2.46)



uPVC double glazed windows and uPVC double glazed French doors to conservatory, tiled flooring, inset spots, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splash backs, 4 ring electric hob with electric oven and grill beneath and extractor hood over, space for microwave, space and plumbing for automatic washing machine, integrated fridge and freezer, single radiator.

Conservatory

16'7" x 15'8" (5.08 x 4.79)



uPVC double glazed windows and French doors opening to rear garden, glazed roof with vaulted ceiling, freestanding woodburning stove, tiled flooring.

Family Bathroom

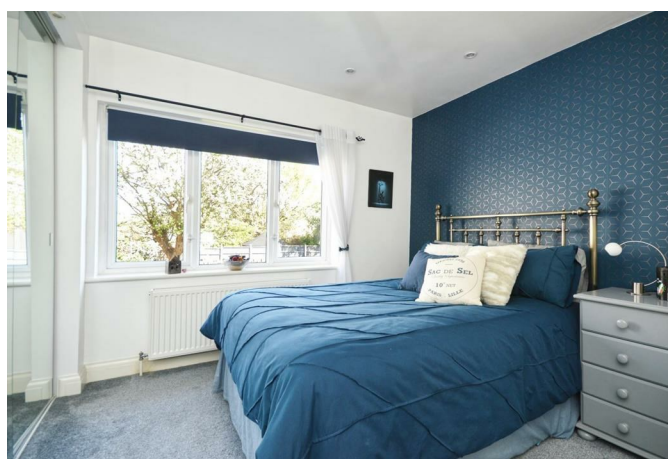
7'10" x 6'10" (2.40 x 2.10)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wall mounted wash hand basin with chrome mixer taps over, sunken bath with tiled surround and side panel and shower attachment, chrome heated towel rail, fully tiled, tiled flooring, inset spots, extractor.

Bedroom Two

11'5" x 10'11" (3.48 x 3.33)



uPVC double glazed window to rear aspect, double radiator, inset spots, a range of mirror fronted fitted wardrobes with hanging rail and shelving.

Bedroom Four

11'6" x 9'7" (3.52 x 2.94)



uPVC double glazed window to front aspect, single radiator, inset spots.

Bedroom Five/Study

8'4" x 8'1" (2.55 x 2.47)



uPVC double glazed window to front aspect, single radiator, wood flooring.

First Floor Landing

16'2" x 5'8" (4.93 x 1.73)



Velux window to front aspect, doors to

Master Bedroom

17'8" x 11'9" (5.40 x 3.60)



Three Velux windows to front aspect, obscured uPVC double glazed window to side aspect, access to eaves storage, double radiator.

Bedroom Three

13'2" x 12'7" (4.02 x 3.86)



Velux windows to rear aspect enjoying lovely views, uPVC double glazed obscured window to side aspect, access to eaves storage, double radiator, cupboard housing Ideal gas boiler.

Shower Room

6'4" x 5'6" (1.94 x 1.69)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wall mounted wash hand basin with chrome mixer taps over, fully tiled corner shower cubicle accessed via sliding glazed doors with mains shower over, fully tiled, tiled flooring, extractor, light, chrome heated towel rail.

Outside



The rear garden is of a generous size laid mainly to lawn with flower borders containing a mixture of spring bulbs, ground cover and shrubs. There is a vegetable garden at the bottom of the garden with an area of gravel, also a log store located in the corner. There is a good selection of mature trees including an apple. The rear garden is enclosed mainly by wood panel fencing with concrete posts and gravel board. The front of the property has a gravel driveway providing ample off street parking for a number of vehicles, the remainder is laid mainly to lawn for ease of maintenance with a raised flower border containing spring bulbs and plants. There is good access down the side of the property for further parking and access to the garage. The front is enclosed mainly by a low level brick wall and fence panels with concrete posts and gravel boards and chain fencing.

Single Garage

Pedestrian door to side aspect, metal up and over door.

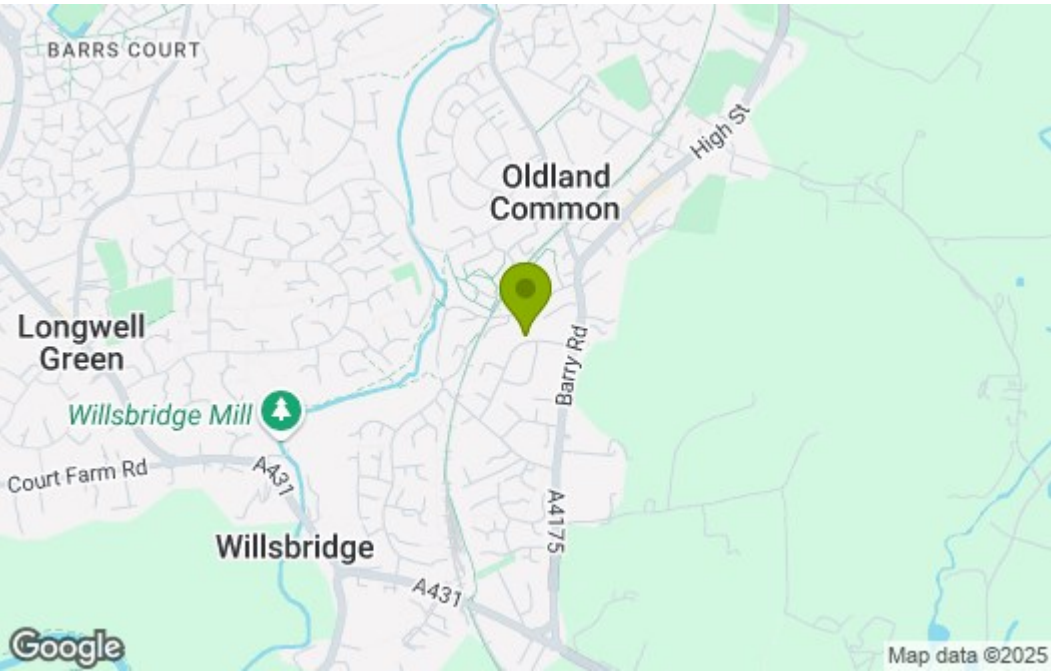
Directions

Sat Nav BS30 6RB

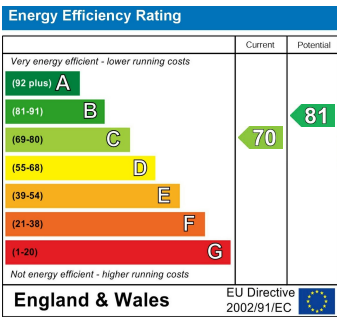
Floor Plan



Area Map



Energy Efficiency Graph



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