



## 65a Hillcrest, Bristol, BS39 4AX

**£350,000**

For sale: a new-build two-bedroom semi-detached chalet bungalow in Pensford, Bristol, offering well-planned accommodation over two floors.

The ground floor is designed with level access and wide doorways, providing suitability for wheelchair users. A hallway leads to an open-plan living area with bi-fold doors opening onto the rear garden, creating a natural connection between indoor and outdoor space. The kitchen area includes a breakfast bar, and there is a useful utility cupboard with space for a washing machine. A versatile ground floor bedroom can also function as a study, served by a contemporary wet room.

On the first floor, the master bedroom features built-in wardrobes, additional storage, and access to the eaves. The luxurious bathroom offers a free-standing bath and a walk-in rain shower. Underfloor heating is installed to the ground floor.

## Entrance Hall



## Shower Room



## Open Plan Living 21'0" x 11'3" (6.41 x 3.45)

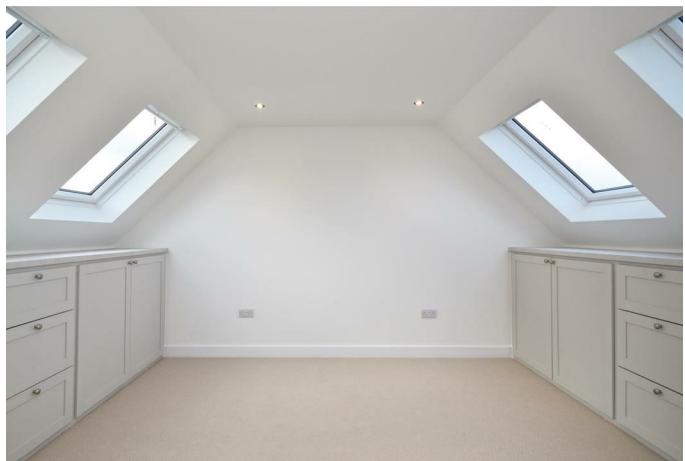


## Bedroom / Study 11'0" x 7'0" (3.37 x 2.15)



## First Floor Landing

### Bedroom 15'1" x 10'5" (4.60 x 3.19)



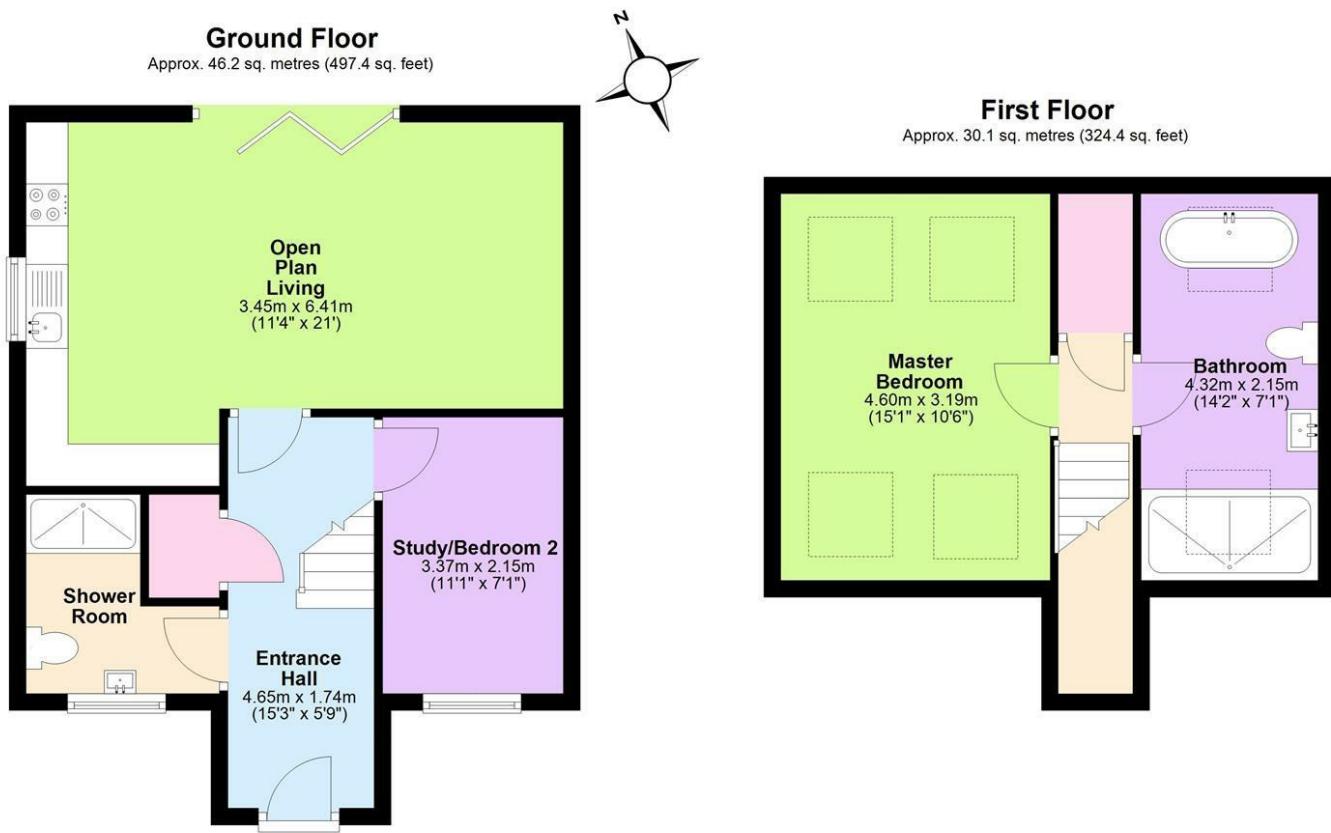
### Bathroom 14'2" x 7'0" (4.32 x 2.15)



## Outside



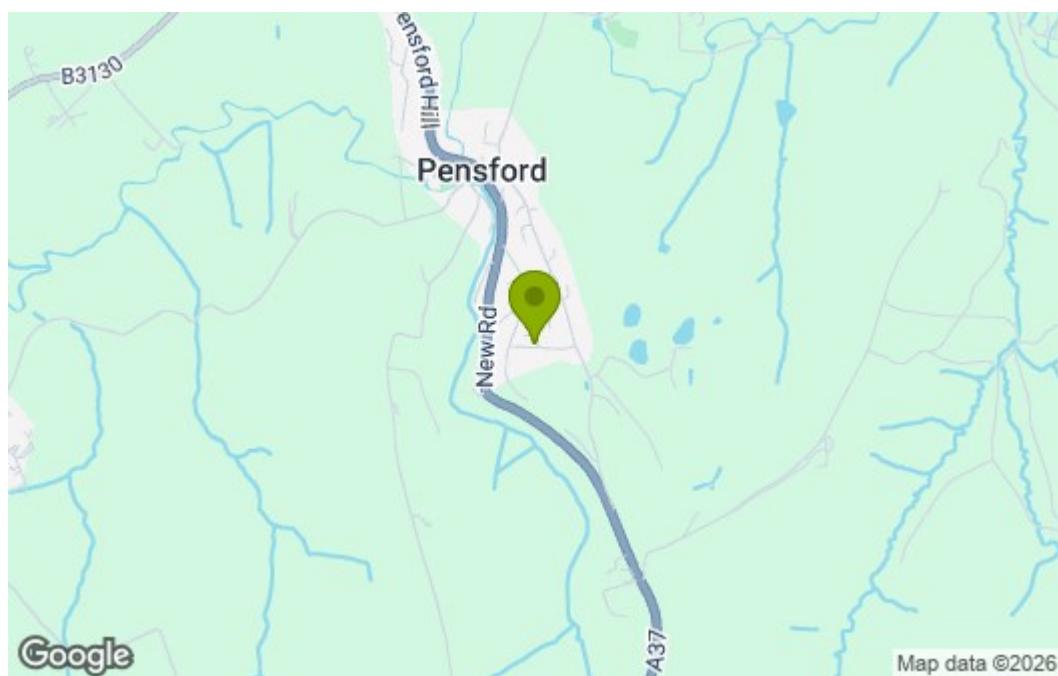
## Floor Plan



Total area: approx. 76.4 sq. metres (821.9 sq. feet)

**65 A Hillcrest, Pensford**

## Area Map



## Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

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