



**MAGGS
& ALLEN**

45A CLOVELLY CLOSE
ST. GEORGE, BRISTOL, BS5 7NU
Asking Price £385,000

A superbly well-presented two-bedroom, detached bungalow with two reception rooms, double garage and off-street parking for multiple cars.

Property Details

Entering through the front porch, you are greeted by a spacious hallway with large cupboards for storage and access to all internal rooms.

With modern floor and wall mounted units, this stylish kitchen has built in appliances including fridge, freezer and dishwasher, built in oven and four ring hob and an area for seating to enjoy breakfast in a lovely light room. Coming from the kitchen is the conservatory, used currently as a snug or extra seating area for socialising in a light and airy space to enjoy the weather through the French doors. There are also sliding doors from the conservatory leading to the living room which has ample space for seating, entertaining and dining if wanted, with dual aspect windows facing the rear and side aspects.

There are two bedrooms at the property. The largest room, currently used as a workspace, has room for a double bed and storage with views to the garden. The second bedroom has large fitted wardrobes which could be changed to incorporate a double bed instead depending on buyers preferences.

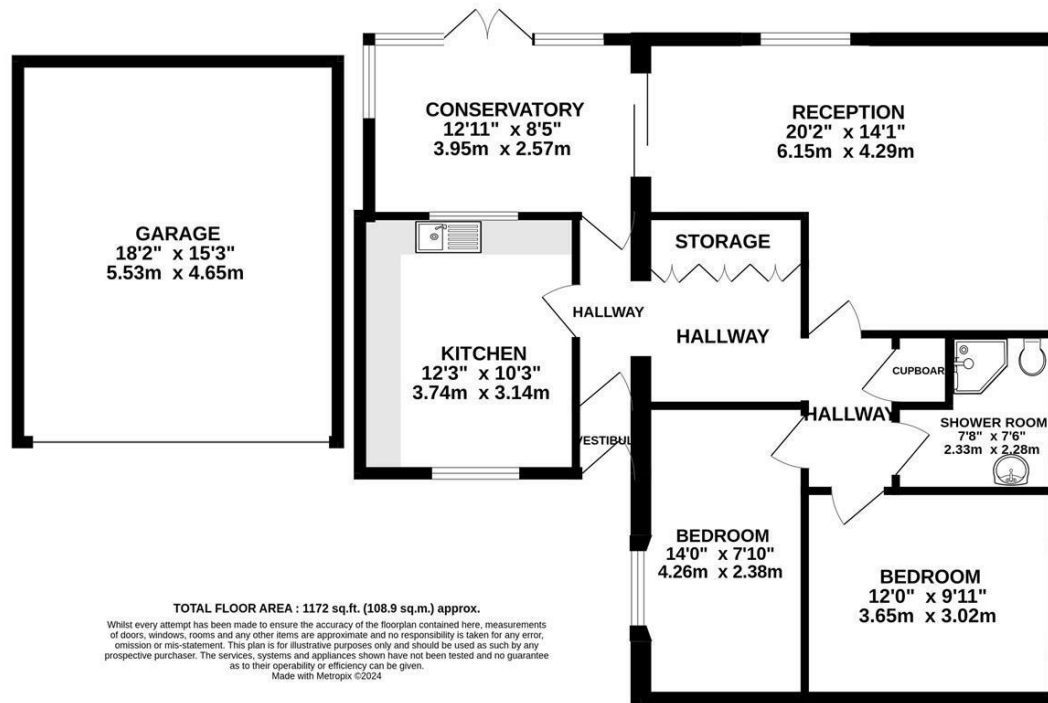
The property sits in the middle of its plot, benefiting a wrap around garden with areas of alfresco dining, storage areas, side access and an amazing outside office which is fully insulated with access to the internet and an array of plug sockets . There is also another very large insulated storage building at the back of the property and access to a very large garage from the rear, which is used mostly as a storage space. To the front, there is a brilliant size driveway perfect for three cars.

Location

St. George is a diverse and dynamic suburb of Bristol, offering a range of amenities, a strong sense of community, and convenient access to transportation links. It is a popular choice for both families and young professionals looking for a well-rounded urban lifestyle with a suburban feel. Additionally, there are excellent schools as well as the green spaces of St. George's Park.



GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



- A much improved and well-presented two-bedroom bungalow
- Large, detached bungalow
- Off-street parking for multiple cars
- Private, 'wrap-around' garden
- Large reception room, conservatory and separate kitchen-diner
- Modern kitchen and bathroom
- Neutral decor
- A popular location

Guide Price: £385,000

Tenure: Freehold

Council Tax Band: C

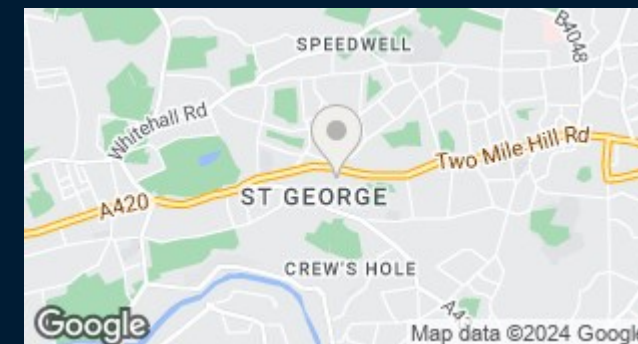
EPC Rating: C

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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