



## 15 Hardington Drive, Bristol, BS31 1YA

**£675,000**

Nestled in the tranquil setting of Hardington Drive, Keynsham, this charming two-bedroom detached bungalow presents an exceptional opportunity for those seeking a peaceful lifestyle with the added benefit of stunning countryside views from the rear garden. The property is ideally positioned in a sought-after location, ensuring a serene environment while remaining conveniently close to local amenities.

This delightful bungalow boasts a well-designed layout, featuring double glazing throughout, which enhances energy efficiency and comfort. The spacious living areas are complemented by a conservatory, providing a perfect space to relax and enjoy the picturesque surroundings. The enclosed rear garden offers a private retreat, ideal for outdoor entertaining or simply unwinding in the fresh air.

With the added convenience of a garage and driveway, parking is never a concern. The property benefits from gas-fired central heating, ensuring warmth and comfort during the cooler months. Importantly, there is no onward sales chain, allowing for a smooth transition into your new home.

Entrance via uPVC obscured door into

### Hallway



Single radiator, four storage cupboards (one housing freestanding gas boiler and one housing hot water tank), doors to

### Master Bedroom

12'11" x 17'1" (3.96 x 5.23)



2 uPVC double glazed windows to front aspect, 2 single radiators, fitted wardrobes and fitted dressing table.

### Bedroom Two

13'3" x 10'6" (4.06 x 3.21)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes, door to

### En Suite



Suite comprising close coupled w/c, shower cubicle with shower attachment, wash hand basin with mixer taps and storage beneath, heated towel rail, extractor fan.

### Kitchen/Breakfast Room

11'5" x 17'4" (3.49 x 5.29)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, integrated induction hob with extractor over, integrated oven and microwave, space and plumbing for washing machine, space for fridge freezer, sink drainer unit with mixer taps over, additional sink with mixer tap over, island with area for bar stools, further uPVC double glazed window to rear aspect, double radiator, spot lights, door to garage, door to

### Conservatory

12'7" x 9'1" (3.85 x 2.79)



A range of uPVC double glazed windows to rear and side aspects, double radiator, polycarbonate roof.

## Dining Room

11'5" x 10'4" (3.49 x 3.15)



uPVC double glazed window to rear aspect, single radiator, double doors leading to

## Sitting Room

14'11" x 13'2" (4.55 x 4.02)



Double glazed sliding patio doors opening to rear garden, double radiator, fire place.

## Bathroom

7'1" x 6'6" (2.17 x 2.00)



Obscured double glazed window to side aspect, suite comprising panelled bath, w/c and wash hand basin.

## Outside



The front of the property has a driveway providing off street parking and access to the garage, the remainder is laid mainly to lawn with a good selection of plants and shrubs. The rear garden is laid mainly to lawn with a small patio area ideal for garden furniture. A summer house is included in the sale. The rear garden is fully enclosed by wooden fencing whilst enjoying countryside views to the rear.

## Garage

19'5" x 8'6" (5.94 x 2.61)



Up and over door, power and light is connected.

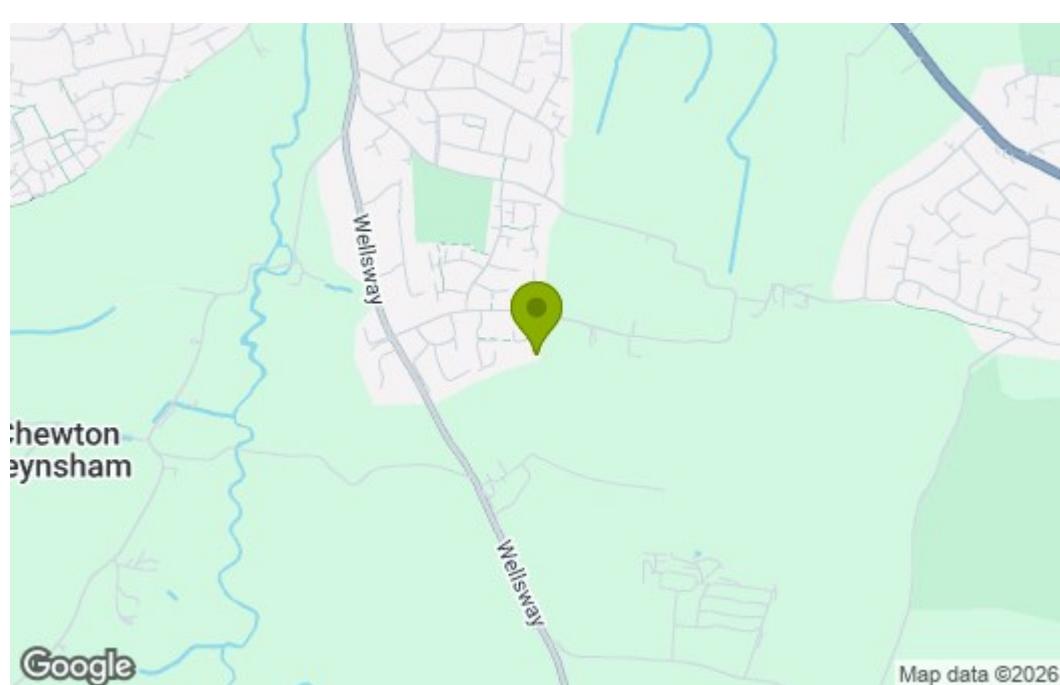
## Directions

Sat Nav BS31 1YA

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## 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	