

## 65b Hillcrest, Bristol, BS39 4AX

**£342,500**

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



## Open Plan Living

20'11" x 14'4" (6.39 x 4.37)



## Bedroom / Study

10'11" x 7'0" (3.33 x 2.15)



## Bedroom

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



## Bathroom

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



## Outside

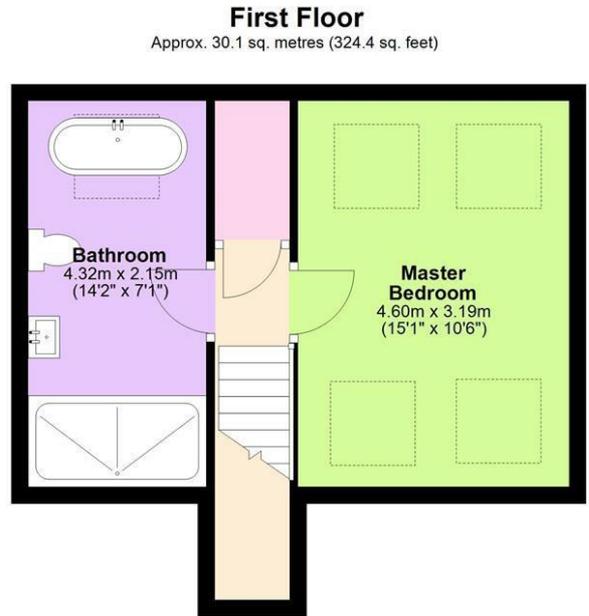


## Shower Room



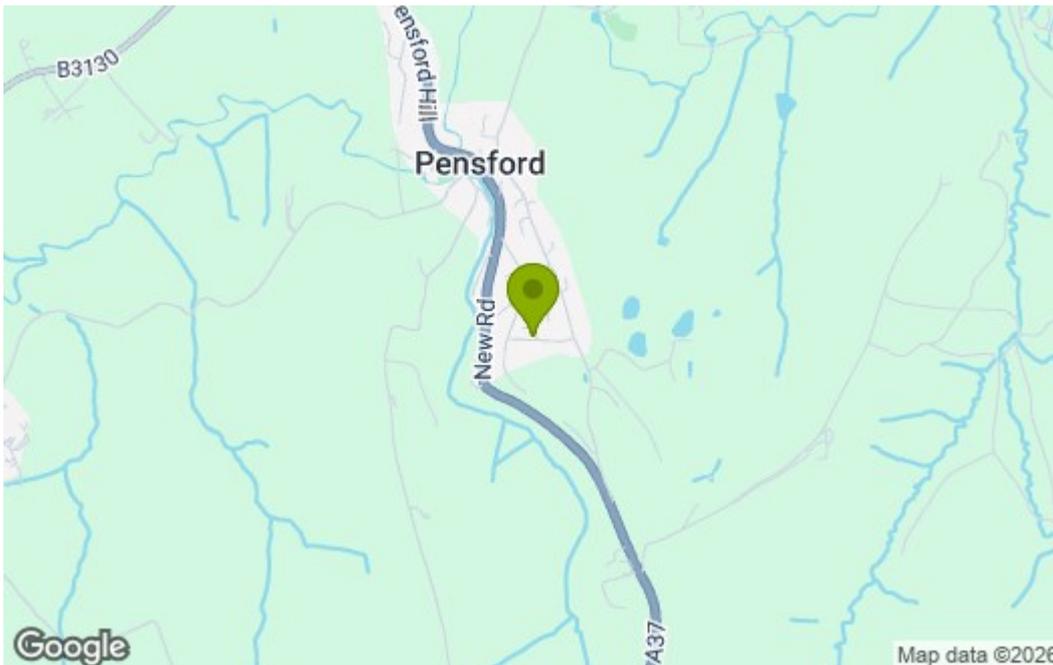
## First Floor Landing

## Floor Plan



Total area: approx. 76.3 sq. metres (821.0 sq. feet)  
**65 B Hillcrest, Pensford**

## Area Map



## Energy Efficiency Graph

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

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