



2 Hollway Close

Stockwood, Bristol, BS14 8PU

**Asking Price £349,995**



## 2 Hollway Close

Stockwood, Bristol, BS14 8PU

This cosy, convenient and safe modern two-bed bungalow in the upper part of Stockwood is offered by Matthews and co.

A large lounge leads into a compact hallway with access to the kitchen, bedrooms, bathroom and broom cupboard housing the combi boiler. Behind the kitchen, a four-year-old conservatory provides a sunny space for relaxing or entertaining.

The stylish kitchen features golden bamboo worktops and an excellent cooking triangle: a fan-forced, side-opening oven with gas hob to the left, a heatproof, scratch-proof black granite sink ahead, and refrigerator space to the right with a pull-out pantry beside it. Additional mechanical pull-outs include a corner unit and a recycling cupboard under the sink. Good lighting and soft vinyl flooring make this kitchen a pleasure to work in.

The bungalow sits in a quiet cul-de-sac, only a short walk to the clinic, dentist, cafés, post office and Co-op. Buses serve the city, ASDA, Imperial Park and South Bristol Hospital.

EPC rating B means low bills, supported by 16 solar panels on the four-year-old roof. Parking for three cars, a carport and a detached garage lead to a pretty south-east-facing garden with shrubs and lawn. To the left, a carpeted cabin provides extra temporary accommodation.

Call today to arrange your viewing.

**Entrance**





Hallway

Lounge  
15'11" x 12'2" (4.86m x 3.71m)

Bedroom Two  
10'7" x 7'1" (3.25m x 2.18m)

Hallway

Bathroom

Bedroom One  
13'2" x 9'0" (4.03m x 2.75m)

Kitchen  
10'4" x 8'11" (3.17m x 2.73m)

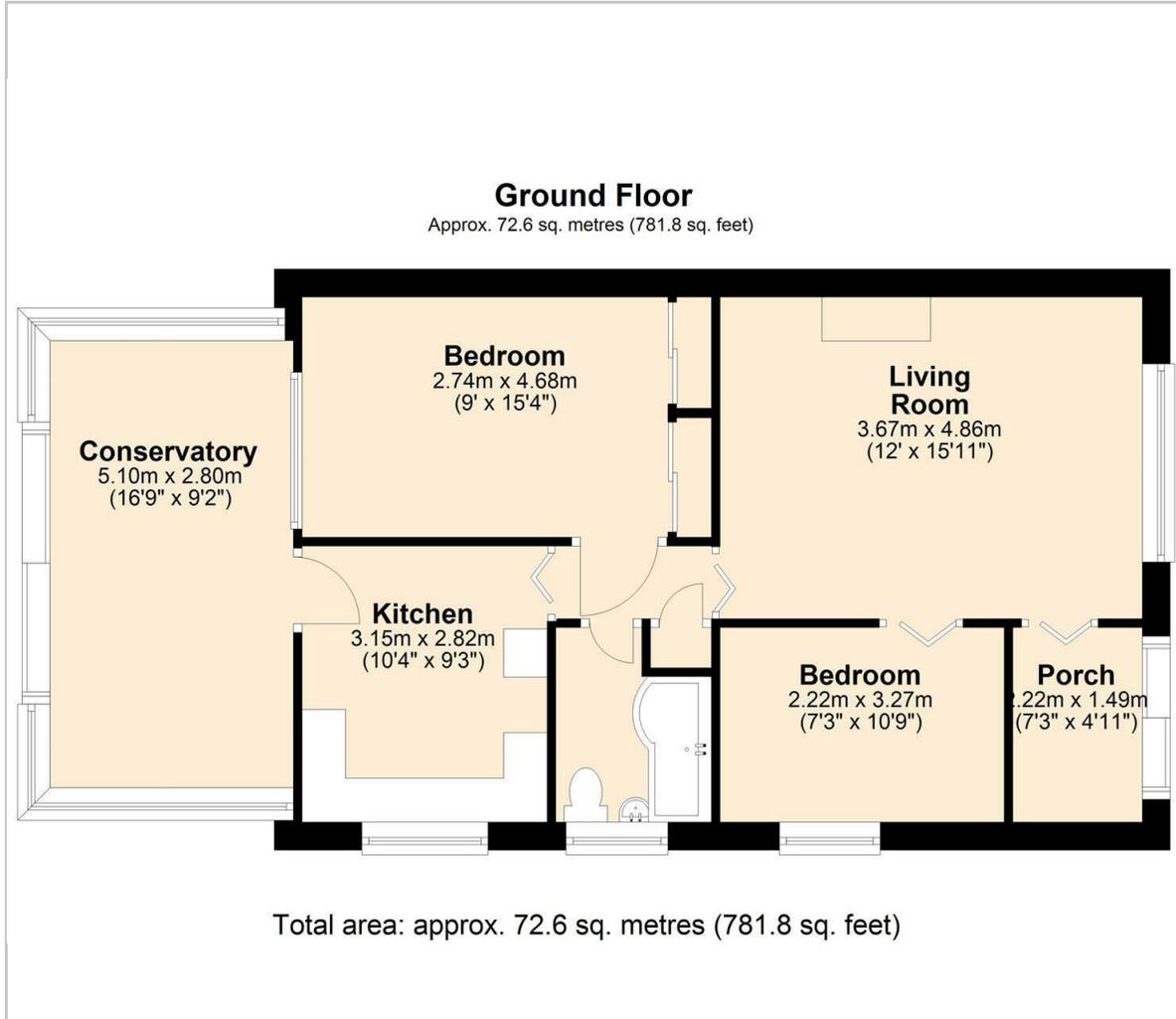
Conservatory  
17'8" x 7'6" (5.39m x 2.31m)

Front Garden

Rear Garden

Garage  
19'5" x 9'8" (5.94m x 2.96m)

## Floor Plan



## Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

## Area Map



## Energy Efficiency Graph

