

for sale

£280,000



Field Farm Close Stoke Gifford Bristol BS34 8XX

Situated within the highly sought-after Field Farm Close, this immaculate two-bedroom semi-detached bungalow enjoys a peaceful cul-de-sac setting and benefits from a detached garage. Offering well-presented accommodation in a popular residential location, the property is ideal for those seeking quiet



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Entrance Hall

Providing access to the principal accommodation, with doors leading to the living/dining room, kitchen and inner hallway. Useful storage cupboard.

Living/Dining Room

15' 1" x 8' 8" (4.60m x 2.64m)

A bright and well-proportioned reception room offering ample space for both lounge and dining furniture. A large front-facing window allows plenty of natural light, creating a welcoming living space.

Kitchen

7' 1" Max x 6' 9" Max (2.16m Max x 2.06m Max)

Fitted with a range of wall and base units with work surfaces

over, incorporating space for appliances. Window to the side and door opening into the entrance hall.

Inner Hall

Providing access to both bedrooms, the shower room and airing/storage cupboard.

Bedroom One

10' 3" x 8' 10" (3.12m x 2.69m)

A comfortable double bedroom with space for a double bed and freestanding wardrobes. Patio door leading directly into the conservatory.

Bedroom Two

10' 3" x 6' 8" (3.12m x 2.03m)



A versatile second bedroom, ideal as a guest room, home office or nursery, with window overlooking the rear aspect.

Shower Room

Comprising a walk-in shower, wash hand basin and low-level WC, with an obscured window providing natural light and ventilation.

Conservatory

7' 8" x 7' 5" (2.34m x 2.26m)

A lovely addition to the property, providing an ideal space for relaxing or entertaining, with access from the principal bedroom and from the rear garden via side gate access.

Garage

16' 7" x 7' 10" (5.05m x 2.39m)

Detached garage offering secure parking or useful storage, accessed via an electric up-and-over door.

Rear Garden

Low maintenance, paved with timber lapped fencing.





Total floor area 60.7 m² (654 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: EME307208 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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