



**Watleys End Road,
Bristol, BS36 1QQ**

**PRICE: Offers Over
£300,000**

Property Features

- Detached Bungalow
- Two Bedrooms
- High Specification
- Under Floor Heating Throughout
- Low Maintenance Gardens
- Open Plan Living
- Off Street Parking
- No Onward Chain

Full Description

Uniquely designed and locally built low maintenance property with high specification. Quiet location within the heart of the village and within walking distance of shops and the Frome valley walkway.

Low cost efficient living; Worcester Bosch boiler with zoned underfloor heating throughout. LED lighting, oak pocket doors, flooring, and worktops. All appliances supplied including top loading washing machine, integrated fridge freezer, dishwasher, ovens.

Outside area laid to stone paving with lighting and electrics available in the rear patio. planted garden with secure 'Asgard' bike shed and rear patio.

KITCHEN/LIVING ROOM 13'7" x 20'7" (4.14 x 6.27)

Kitchen Area comprises of a range of wall and base units with integrated oven and microwave, integrated fridge freezer, integrated dishwasher, electric hob, stainless steel sink with drainer and mixer tap, solid wood worktops double glazed window to side and spotlight. Tiled splashbacks.

Living Area, double glazed aluminium door and windows to front, double glazed windows to side, spotlights and wood flooring.

UTILITY SPACE

Wall mounted Worcester Bosch combination boiler, underfloor heating controls, space for washing machine.

BEDROOM 1

9'2" x 10'0" (2.79 x 3.05)

Double glazed door to rear courtyard and fitted wardrobe.



BEDROOM 2

8'8" x 10'0" (2.64 x 3.05)

Double glazed window to side vaulted ceiling TV point underfloor heating control.

WET ROOM

8'1" x 5'10" (2.46 x 1.78)

Double glazed obscure window to side suite comprising of a walk-in shower with waterfall shower and shower attachment, vanity hand wash basin with mixer tap low-level WC heated towel rail fully tiled walls and floor, extractor fan and spotlights.

OUTSIDE SPACE

Off-street parking for 3 cars. The front garden consists of a stone patio leading to front door and side access to rear courtyard. Enclosed by walling and fencing and mature shrubs. Storage shed and with secure 'Asgard' bike shed.

REAR COURTYARD

Patio and gravelled areas. Electric power point and enclosed by fencing. Access to front.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		80	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Measurements are approximate. Not to scale. Illustrative purposes only
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