



Connells

The Willows
Yate Bristol



Property Description

Tucked away in the quiet curve of The Willows, this two-bedroom bungalow offers a kind of calm that feels increasingly rare — a home where the pace softens, the light lingers, and every room invites you to exhale. From the moment you arrive, the frontage sets the tone: a classic single-storey silhouette, a generous bay window catching the afternoon sun, and a private driveway guiding you towards the garage and rear garden beyond.

Inside, the layout unfolds with an easy, unhurried flow. The lounge stretches out in front of the bay window, a space naturally shaped for slow mornings, warm evenings, and the kind of comfort that never tries too hard. The kitchen sits neatly to the rear, well-arranged and practical, with everything within reach and a window that frames the garden with soft natural light.

Both bedrooms offer surprising depth — one spacious and inviting, the other perfectly suited as a guest room, study, or dressing space. The bathroom carries a retro charm that's ready to be enjoyed as-is or reimaged into something sleek and modern.

Outside, the garden is private, level, and full of potential. Whether you're dreaming of a quiet retreat, a vegetable patch, or simply a place to sit with a morning coffee, it's a canvas waiting for its next chapter.

This is a home with a gentle presence — warm, welcoming, and wonderfully unpretentious. A place to settle into, shape around your life, and enjoy for years to come.

Lounge

15' 6" x 10' 4" (4.72m x 3.15m)

A bright, welcoming lounge anchored by a wide bay window that draws in natural light throughout the day. The fireplace creates a natural focal point, while the room's generous proportions make it ideal for relaxing or entertaining. A soft, traditional aesthetic gives the space a warm, lived-in feel.

Kitchen

9' 5" x 7' 11" (2.87m x 2.41m)

A well-arranged kitchen with fitted matching cabinetry, tiled splashback, and work surfaces that maximise the available space. The rear window brings in gentle daylight, and the layout keeps everything within easy reach. Practical, efficient, and ready for personal touches.

Bedroom One

11' 11" x 10' 4" (3.63m x 3.15m)

A spacious double bedroom with room to breathe. The window allows light to settle softly across the space, and the proportions make it ideal for a full, principle bedroom suite. A calm, restful room with classic styling.

Bedroom Two

9' 6" x 8' 5" (2.90m x 2.57m)

A versatile second bedroom with a window overlooking the garden. Ideal as a guest room, home office, or dressing room. Compact yet comfortable.

Bathroom

A retro-style bathroom with matching suite and tiled walls. The frosted window provides privacy while allowing natural light to brighten up the space. Functional and full of character, with scope for modernisation if desired.

Hallway

A central hallway connecting each room with ease, offering a practical flow and a welcoming first impression on entry.

Rear Garden

Garage

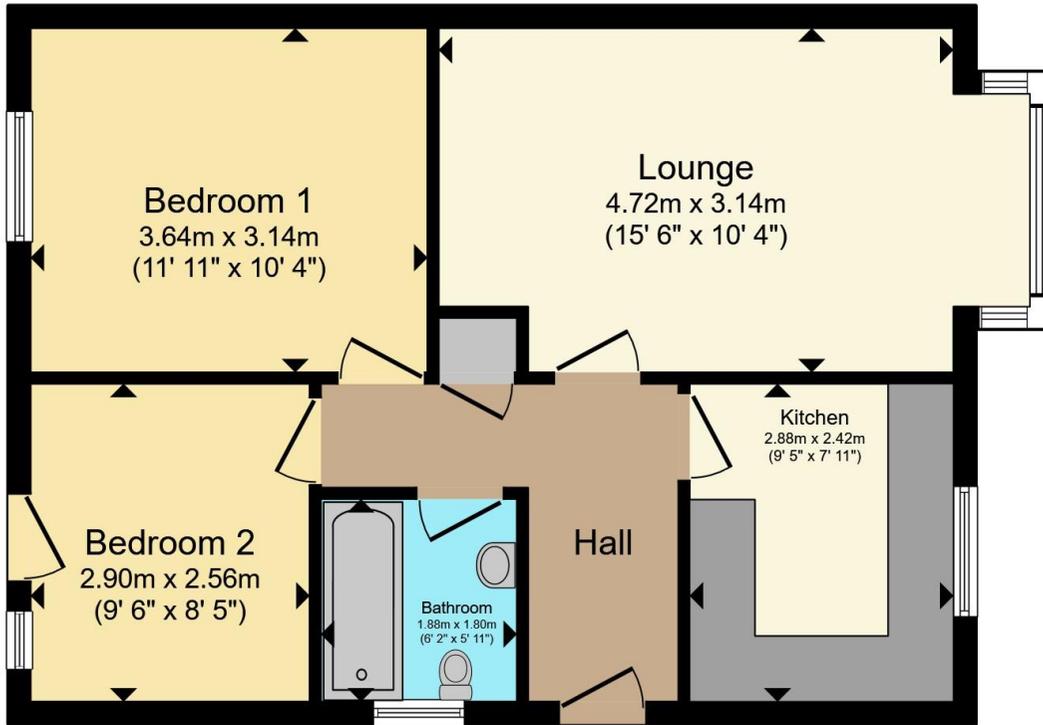
18' 2" x 8' 6" (5.54m x 2.59m)

Up and over door.

Driveway

Parking in tandem for two plus cars.





Total floor area 53.3 m² (574 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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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold



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