



## Grangewood Close, Bristol, BS16 2QN

NEW BUILD | LUXURY TWO-BEDROOM DETACHED BUNGALOW

M Coleman are delighted to bring to the market this exceptional brand new, two-bedroom detached bungalow, situated in a quiet cul-de-sac and perfectly positioned equidistant to Downend, Fishponds and Frenchay.

Thoughtfully designed and to be finished to a high standard, the property offers approximately 74 sq. metres of well-planned living accommodation, combining contemporary style with everyday comfort.

A standout feature of this home is the opportunity for buyers to personalise the finish, with the option to select your own kitchen and bathroom fittings allowing you to create a space that truly reflects your individual taste.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious open-plan kitchen, living and dining area, ideal for both modern living and entertaining. Bi-folding doors open directly onto the beautifully landscaped garden, creating a seamless connection between indoor and outdoor spaces while flooding the home with natural light.

There are two well-proportioned bedrooms, offering comfortable and flexible accommodation, along with a stylish four-piece contemporary bathroom designed with both practicality and elegance in mind.

To the front, the property benefits from off-road parking for two vehicles, ensuring convenience for homeowners and visitors alike.

Set within a peaceful residential location, this superb bungalow offers the perfect balance of tranquillity and accessibility, with excellent transport links and local amenities nearby, making it ideal for downsizers, professionals, or those seeking single-level luxury living close to Bristol.

Please note: Images are computer generated and the property is currently under construction with an estimated completion date of June 2026.

The property additionally benefits a 10 year ICW Build Warranty.

For further information, please contact Joanne Wade on 0117 956 6221.

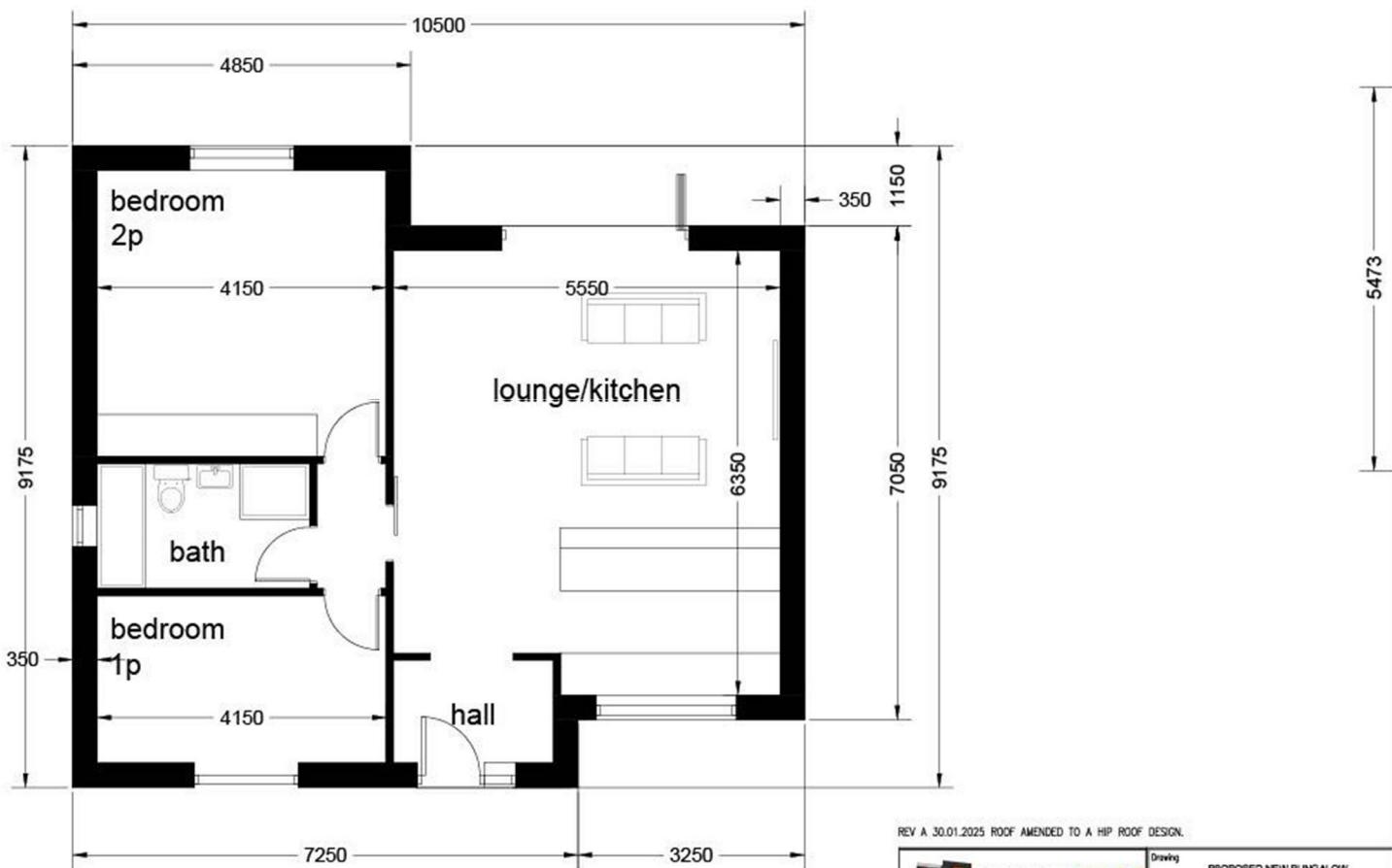
EPC - TBC

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







REV A 30.01.2025 ROOF AMENDED TO A HIP ROOF DESIGN.

FIRSTFOX ARCHITECTURE LTD		Drawing PROPOSED NEW BUNGALOW FLOOR PLAN AND ELEVATIONS	
FUL: 0117 660 2281	MOB: 27999 760 692	Job No : SD	Drawing No : 110
Project: LAND TO THE REAR OF 160-162 OVERDALE ROAD		Date : OCT 2024	Drawn By : M H FOX
		Scale : A3 1-50	Checked :



























