



10 Tilley Close, Bristol, BS31 1XN

Offers Over £500,000

****NO ONWARD SALES CHAIN**** Nestled in the tranquil cul-de-sac of Tilley Close in Keynsham, Bristol, this charming two-bedroom link detached bungalow offers a delightful blend of comfort and convenience. The property is well presented and boasts a thoughtful layout, making it an ideal choice for those seeking a peaceful retreat.

Upon entering, you are welcomed by a central hallway that leads to a lovely kitchen, perfect for culinary enthusiasts. The spacious L-shaped lounge and dining area provides an inviting space for relaxation and entertaining, bathed in natural light. The two bedrooms are well-sized, offering ample space for rest and personalisation.

One of the standout features of this bungalow is the south-facing, low-maintenance enclosed rear garden, which provides a serene outdoor space to enjoy the sunshine or host gatherings with friends and family. Additionally, the property benefits from a driveway and a single garage, ensuring convenient parking and extra storage.

Entrance via uPVC leaded obscured double glazed front door with matching side panel into

Hallway

4'10" x 10.'2" (1.47m x 3.05m.'0.61m)



Single radiator, coving, doors to

Cloakroom



Obscured uPVC leaded double glazed window to front aspect, suite comprising low level w/c, pedestal wash hand basin, single radiator.

Inner Hallway

7'1" x 11'7" (2.18 x 3.54)

Access to loft space, airing cupboard housing Worcester gas boiler and single radiator with shelving for linen, coving, single radiator, doors to

L-Shaped Lounge/Diner

16'0" x 19'8" (4.89 x 6.00)



2 leaded uPVC double glazed windows to rear aspect, 2 single radiators, coving, living flame gas fire with surround and mantel over.

Kitchen/Breakfast Room

13'10" x 10'10" (4.24 x 3.31)



uPVC leaded double glazed windows to both front and side aspects, single radiator, tiled flooring, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splash backs, 4 ring gas hob with extractor over, integrated fridge and freezer, integrated oven, grill and microwave, integrated washing machine, inset spots.

Master Bedroom

12'3" x 11'5" (3.75 x 3.48)



uPVC leaded double glazed window to rear aspect enjoying pleasant views over the rear garden, radiator, coving, a range of fitted mirror fronted sliding wardrobes with hanging rail and shelving.

Bedroom Two

10'4" x 11'5" (3.17 x 3.48)



uPVC leaded double glazed window to front aspect, single radiator, coving, sliding fronted wardrobes with hanging rail and shelving.

Bathroom

7'1" x 8'3" (2.18 x 2.53)



Obscured leaded uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, wash hand basin, panelled bath, separate fully tiled corner shower cubicle with sliding glazed doors and mains shower over, fully tiled walls, tiled flooring, single radiator.

Outside



The front of the property has a driveway providing off street parking and access to the single garage, a

pathway with slight step up leads to the front door. The remainder is laid mainly to Romsey gravel with well maintained clipped shrubs. The south facing rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to Romsey gravel with well maintained shrubs. There is pedestrian access via a wooden gate to the front. The rear garden is enclosed by wood panel fencing.

Garage

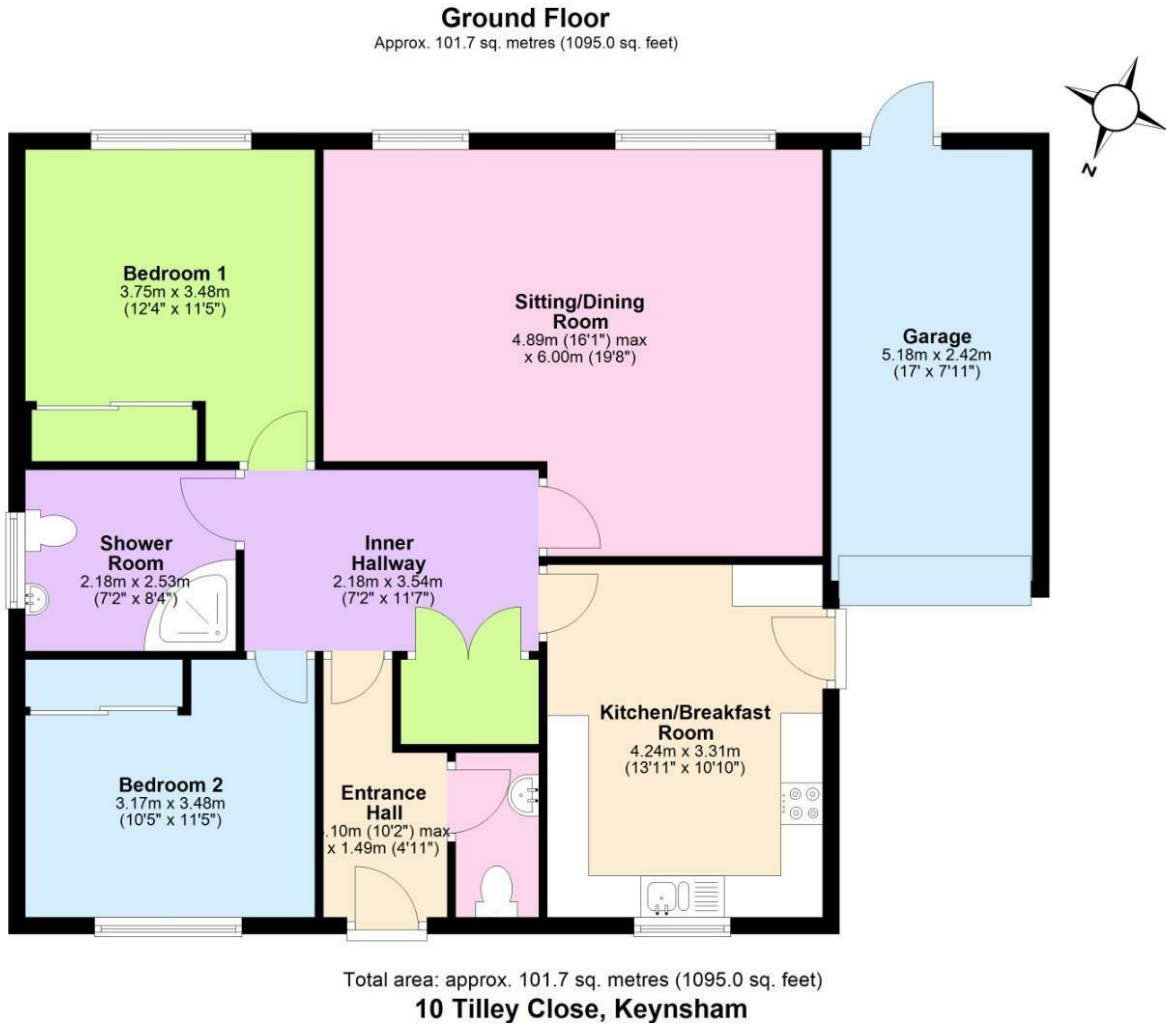
16'11" x 7'11" (5.18 x 2.42)

Electric Garamatic metal up and over door, pedestrian door to rear garden.

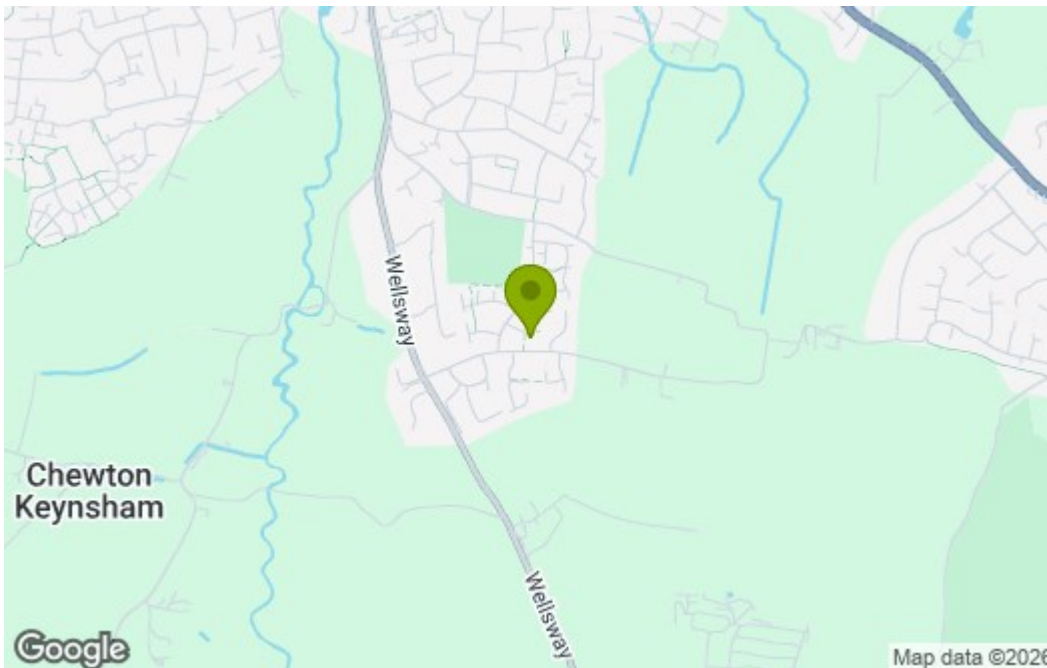
Directions

Sat Nav BS31 1XN

Floor Plan



Area Map



Energy Efficiency Graph

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

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