



22 Holsom Close, Bristol, BS14 8LX

£450,000

This immaculate detached bungalow is offered for sale in a highly desirable residential area of Bristol, backing directly onto local woods and a nature reserve. The property provides flexible accommodation currently arranged as two double bedrooms, both with built-in wardrobes, plus an additional room presently utilised as a dressing room, which could be reinstated as a third bedroom.

A separate reception room enjoys views over the garden and direct access outside, creating a pleasant space for everyday living and entertaining. The modern open-plan kitchen features a kitchen island with breakfast bar, offering a practical and sociable layout for cooking and dining.

The bathroom is appointed with a free-standing bath and a walk-in rain shower, providing both convenience and comfort. Externally, there is a landscaped garden backing onto green space, along with a driveway and single garage, giving off-street parking and useful storage.

Entrance Porch



Bedroom One

12'0" x 11'11" (3.66 x 3.64)



Hall



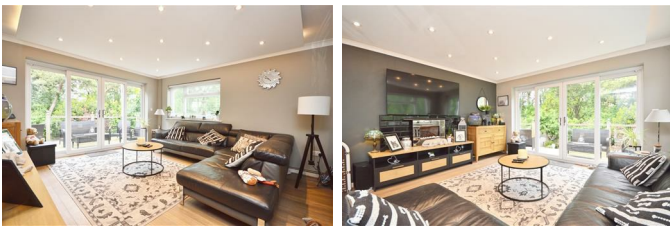
Bedroom Two

12'0" x 11'10" (3.66 x 3.62)



Sitting Room

14'5" x 13'5" (4.41 x 4.09)



Kitchen / Dining Room

19'9" x 10'5" (6.04 x 3.19)



Bedroom Three / Dressing Room / Office

10'4" x 8'9" (3.15 x 2.67)

Bathroom

8'4" x 7'6" (2.56 x 2.29)



Outside

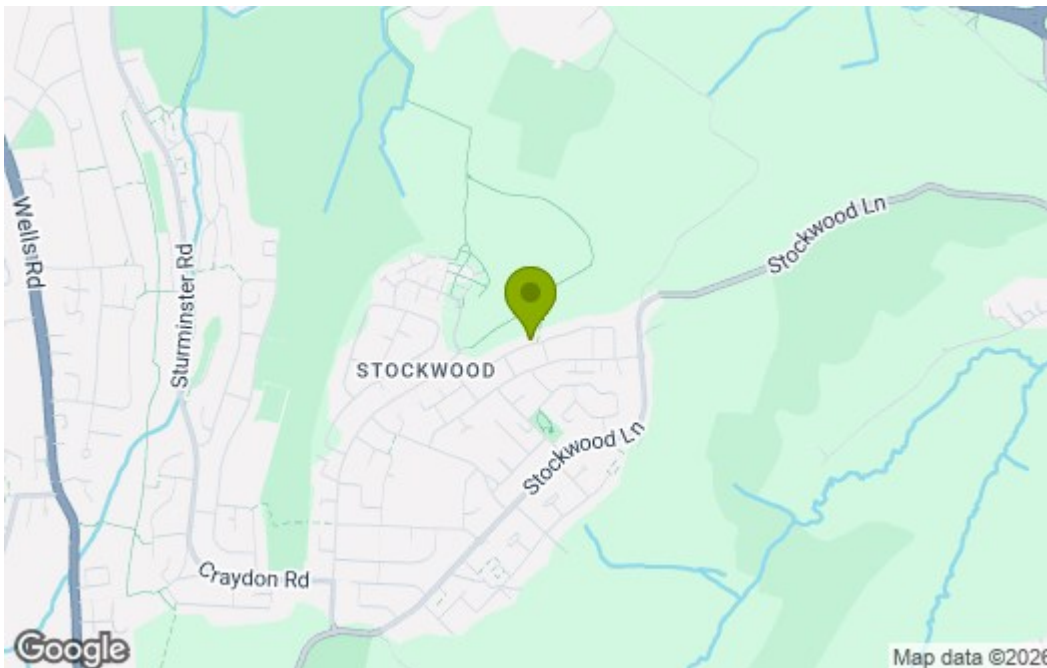


Garage

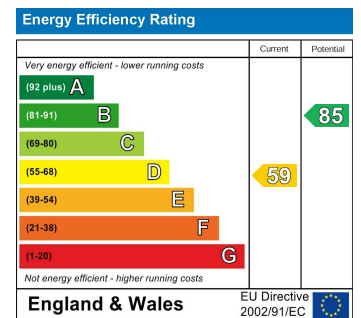
Floor Plan



Area Map



Energy Efficiency Graph



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