Vicholls Lane WINTERBOURNE

www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



A brilliant home in the popular area of Winterbourne that sits on a 0.19 acre plot and offers plenty of potential to extend further. One not to be missed.

Comments by Mr Elliott Hooper-Nash

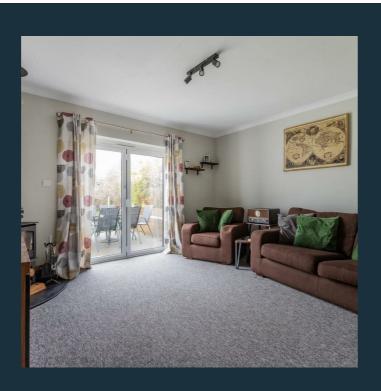


**Property Specialist**Mr Elliott Hooper-Nash
Director

Elliott@jeffreyross.co.uk

We have really enjoyed renovating this property and making it home over the last 10-11 years. We hope the next home owners enjoy it as much as we have.

Comments by the Homeowner





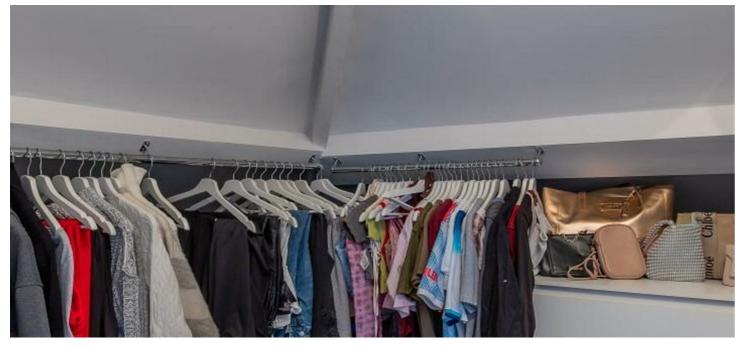
## Nicholls Lane

Total Area: 1664 ft<sup>2</sup> ... 154.6 m<sup>2</sup>

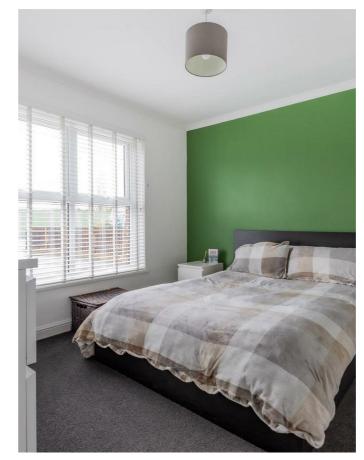
All measurements are approximate and for display purposes only













## Nicholls Lane

Winterbourne, Bristol, BS36 1NE

**Asking Price** 

£575,000





4 Bedroom(s) 2 Bathroom(s) 1664.00 sq ft





Contact our Property Outlet Branch 0117 935 4565

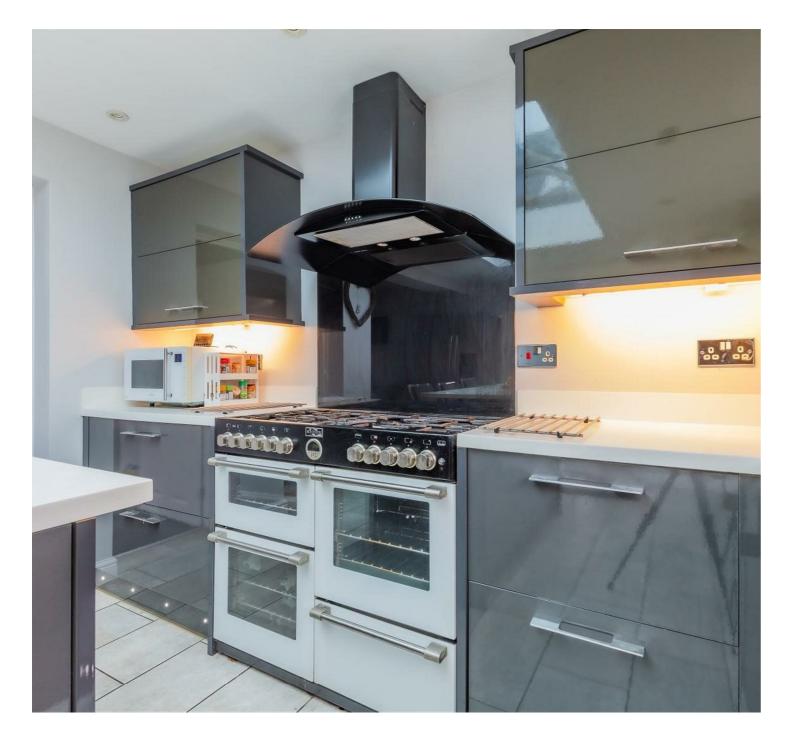
Nestled in the charming area of Winterbourne, Bristol, this delightful detached bungalow on Nicholls Lane offers a perfect blend of comfort and modern living. Spanning an impressive 1,664 square feet, this extended property is set on a generous 0.19-acre plot, providing ample outdoor space for relaxation and recreation.

Upon entering, you are greeted by a spacious reception room that sets the tone for the rest of the home. The heart of the bungalow is undoubtedly the impressive kitchen diner, which is perfect for both family gatherings and entertaining guests. This welldesigned space is not only functional but also inviting, making it a wonderful area to create lasting memories.

The property boasts three well-appointed bedrooms on the ground floor, ensuring convenience and accessibility. The master suite, located on the first floor, offers a private retreat, complete with its own en-suite bathroom, providing a touch of luxury and seclusion.

With two bathrooms in total, this bungalow caters to the needs of a growing family or those who enjoy hosting visitors. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

This bungalow is not just a home; it is a lifestyle choice, offering the perfect balance of indoor and outdoor living in a peaceful setting. Whether you are looking to downsize or seeking a family home, this property is sure to impress. Don't miss the opportunity to make this lovely bungalow your own.





Entrance Hallway

Bedroom One 12'2" x 10'9" (3.71m x 3.30m)

Bedroom Two 12'1" x 12'1" (3.70m x 3.70m)

Bedroom Three / Office 10'0" x 7'2" (3.07m x 2.19m)

Living Room 13'5" x 13'9" (4.09m x 4.21m)

Open Plan Kitchen / Diner 20'5" x 14'5" (6.24m x 4.40m)

Utility Room

Bath / Shower Room & W/C

Master Bedroom 15'1" x 15'5" (4.60m x 4.72)

En-suite Shower Room & W/C

Walk in Wardrobe

Garage 8'6" x 11'5" (2.61m x 3.50m)

Outdoor Play Room 8'6" x 13'7" (2.61m x 4.15m)

Driveway

Tenure

We are informed by the owner that the proeprty is Freehold, this si to be confirmed by your legal advisor

Council Tax
Band-D

Storage 8'6" x 3'11" (2.61m x 1.21m)

CARDIFF VALE CAERPHILLY BRISTOL www.jeffreyross.co.uk

