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CARDIFF

VALE

CAERPHILLY

BRISTOL

Nicholls Lane

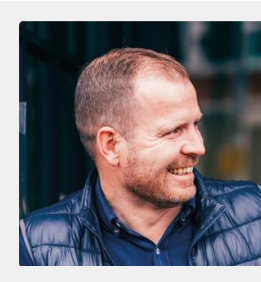
WINTERBOURNE





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@jeffreygross.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



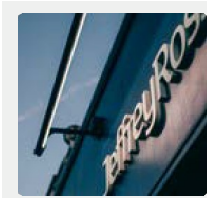


Nicholls Lane

Winterbourne, Bristol, BS36 1NE

Offers In Excess Of
£540,000

 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 well-designed 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	Walk in Wardrobe
Bedroom One 12'2" x 10'9" (3.71m x 3.30m)	Garage 8'6" x 11'5" (2.61m x 3.50m)
Bedroom Two 12'1" x 12'1" (3.70m x 3.70m)	Outdoor Play Room 8'6" x 13'7" (2.61m x 4.15m)
Bedroom Three / Office 10'0" x 7'2" (3.07m x 2.19m)	Driveway
Living Room 13'5" x 13'9" (4.09m x 4.21m)	Tenure We are informed by the owner that the proeprty is Freehold, this si to be confirmed by your legal advisor
Open Plan Kitchen / Diner 20'5" x 14'5" (6.24m x 4.40m)	Council Tax Band - D
Utility Room	Storage 8'6" x 3'11" (2.61m x 1.21m)
Bath / Shower Room & W/C	
Master Bedroom 15'1" x 15'5" (4.60m x 4.72)	
En-suite Shower Room & W/C	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

