



Connells

Glen Park Gardens
BRISTOL



Property Description

Situated within a sought-after residential location, this well-presented two-bedroom semi-detached bungalow offers spacious and versatile accommodation throughout, making it an excellent opportunity for those looking to downsize without compromising on space. The accommodation comprises a welcoming entrance hall leading to a generous

lounge, a fitted kitchen with access to the conservatory, two well-proportioned bedrooms and a modern shower room. The conservatory provides an additional reception area overlooking the rear garden, creating an excellent space to relax or entertain all year round. Externally, the property boasts a generous rear garden, ideal for families and keen

gardeners alike. A particular feature of the home is the detached outbuilding/annexe, offering a superb versatile space that could be utilised as a home office, gym, hobby room or entertaining area. To the front, the property benefits from a private driveway providing convenient off-road parking. Glen Park Gardens is ideally located within easy reach of local shops, supermarkets, schools, parks and public transport links, while Bristol City Centre and the A4174 Ring Road are both easily accessible, making this a fantastic home in a convenient location.

Entrance Hall

Access via the entrance door, tiled flooring, smooth ceiling with spotlights, loft access hatch and modern wall mounted radiator.

Lounge

16' 10" max x 13' max (5.13m max x 3.96m max)

Double glazed bay window to the front aspect, smooth ceiling, feature fireplace, television point and carpet flooring, radiator.

Kitchen

10' 10" x 8' 1" (3.30m x 2.46m)

Double glazed window to the rear aspect, smooth ceiling with spotlights, range of wall and base units with worktops over, integrated microwave, integrated electric hob and electric oven with extractor over, stainless steel sink with mixer tap, space for washing machine, space for freestanding fridge freezer, tiled flooring and radiator.

Conservatory

9' 2" x 8' 9" (2.79m x 2.67m)

Double glazed windows to the rear and side aspects, double glazed French doors opening onto the rear garden, tiled flooring and radiator.

Conversion Room

16' 2" x 7' 9" (4.93m x 2.36m)

Double glazed window to the front aspect and double glazed French doors, smooth ceiling, carpet flooring, fitted breakfast bar and versatile living space suitable as a garden bar, office, gym or hobbies room.

Bedroom One

10' 10" max x 9' 8" max (3.30m max x 2.95m max)

max)

Double glazed obscured window to the rear aspect, carpet flooring, built-in wardrobes and radiator.

Bedroom Two

16' 10" max x 7' 5" max (5.13m max x 2.26m max)

Two double glazed windows to the front aspect with bespoke fitted blinds, smooth ceiling with spotlights, carpet flooring and radiator.

Shower Room

Double glazed obscured window to the side aspect, fully tiled walls and flooring, smooth ceiling with spotlights, walk-in shower with sliding glass door, wash hand basin with mixer tap, WC, chrome heated towel rail and extractor fan.

Outside

Front Approach

Generous driveway providing ample off road parking for multiple vehicles with side access leading to the rear garden. Attractive bay fronted elevation occupying a pleasant position within a quiet cul-de-sac.

Rear Garden

Private low maintenance rear garden mainly laid to patio with decorative stone borders providing an ideal entertaining space. Side access and access to the detached conversion room currently arranged as a garden bar.









Total floor area 90.8 m² (977 sq.ft.) approx

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Connells

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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