



COUNTRY
PROPERTY



6 Edmund Court

Pucklechurch

£750,000



6 Edmund Court

Pucklechurch, BS16 9PW

Welcome to this wonderful 4 bedroom detached bungalow that's just waiting for you to make it your own. Inside, a high specification kitchen features an impressive glazed lantern and bi-folding doors providing light, airy space perfect for entertaining guests. The generous lounge provides a comfortable and relaxing space to unwind. The property offers 4 bedrooms and a family bathroom. Attached to one side, a generous double garage and workshop with stairs to a very useful loft room above which the current owners use as an office.

Situated on approximately 0.32 acres of land, the property boasts a beautiful outside space. The boundaries are defined by walls, hedges, and fences, ensuring privacy and security. The majority of the outside space is laid to lawn, complemented by mature trees and shrubs, creating a tranquil and inviting atmosphere. The property also features a patio and raised decking area, offering the perfect setting for outdoor dining and entertaining. Lastly, the property benefits from a large driveway providing ample parking space for numerous vehicles.

- Detached Bungalow
- Impressive Kitchen Dining Room
- Generous Lounge
- Utility & Store Rooms
- 4 Bedrooms & Family Bathrooms
- In About 0.32 Acres
- Double Garage & Workshop
- Energy Efficiency Band D





Pucklechurch

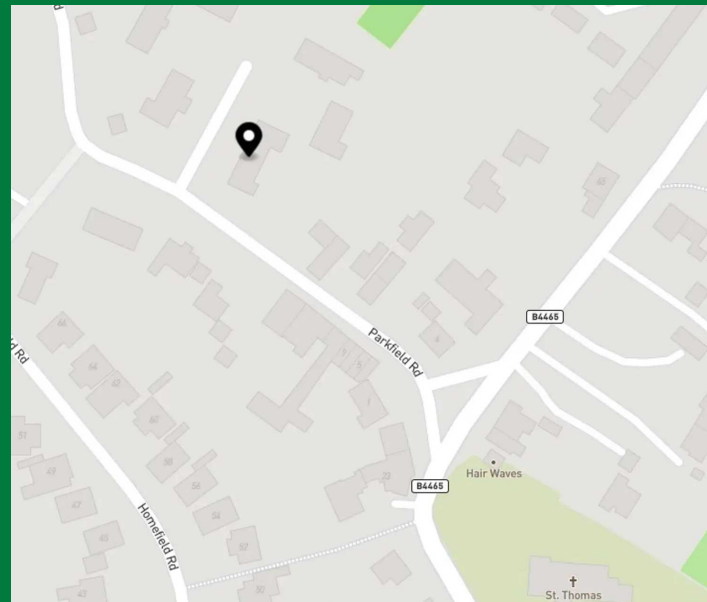
Pucklechurch is an established country village lying in semi-rural surroundings about 2 miles East of Bristol. The popular and active village community includes local amenities such as village store, cafe/bakery, hairdresser, 2 pubs, primary school, church and other facilities. Sainsburys is under 3 miles away at Emersons Green, as is excellent 'commutability' via the A4174 North Bristol Ring Road - about 1 mile, an alternative access to M4 J18 at Tormarton via A46 - 5 miles, Bristol, Bath, Yate, M4 corridor.

Spacious 4 bed bungalow with impressive kitchen/dining room, utility room, double garage, and workshop. Situated on 0.32 acres of land with lawn, trees, patio, and decking. Double gated side access and ample parking. Council Tax band: E

Tenure: Freehold

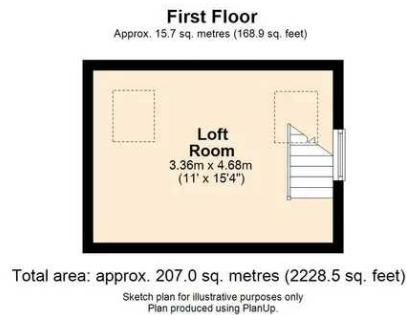
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





You can include any measurements, floorplans and distances with your listing, but you must not include any information that is false or misleading.



Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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