

for sale

£530,000



## St. Annes Drive Oldland Common BRISTOL BS30 6RB

This beautifully presented detached bungalow is situated in a highly sought-after area and offers an exceptional blend of comfort and style.



# St. Annes Drive Oldland Common BRISTOL BS30 6RB

## Entrance Porch

A double glazed entrance porch with tiled flooring.

## Entrance Hall

Double glazed door to the entrance porch, storage cupboard, cupboard housing the meters.

## Lounge

17' 4" x 12' 2" max ( 5.28m x 3.71m max )  
Double glazed window to the front, radiator

## Kitchen

13' 6" x 8' 9" plus door recess ( 4.11m x 2.67m plus door recess )  
Double glazed window to the side, a range of fitted wall and base

units, tiled splashbacks, built on oven and electric hob, space for fridge/freezer, larder, stainless steel sink unit. Open plan into the conservatory.

## Conservatory

15' 3" x 9' 4" max ( 4.65m x 2.84m max )  
Brick and double glazed, tiled flooring, radiator, open into the kitchen

## Bedroom One

14' 9" x 10' 6" ( 4.50m x 3.20m )  
Double glazed window to the front, radiator.

## Bedroom Two

12' 1" x 10' 1" ( 3.68m x 3.07m )  
Double glazed patio doors to the rear garden, radiator



### **Bedroom Three**

8' 8" x 8' 4" ( 2.64m x 2.54m )

Double glazed window to the rear, radiator.

### **Shower Room**

Double glazed window to the rear, 3 piece suite comprising enclosed shower cubicle with mains shower, pedestal hand basin, low level WC, tiled splashbacks, heated towel radiator, cupboard housing the gas boiler.

### **Front Garden**

Driveway for several vehicles leading around to the side of the property to a detached garage.

### **Rear Garden**

A very generous sized mature garden with lawn, paved patio, borders hosting plants and shrubs, courtesy door to the garage.

### **Garage**

20' 3" x 11' 3" ( 6.17m x 3.43m )

Windows to the rear and side, light and power, electric roller door





Total floor area 131.5 m<sup>2</sup> (1,416 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

**T 0117 932 8684**  
**E longwellgreen@connells.co.uk**

131 Bath Road Longwell Green  
 BRISTOL BS30 9DD

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Tenure:Freehold EPC Rating: D

Council Tax Band: E

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