

Connells

Main View
Coalpit Heath Bristol

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Coalpit Heath Bristol BS36 2PX

for sale
£425,000







Property Description

Do you to be want close to amenities without the hustle and bustle of daily life? Do you want a garden that your friends & family would be jealous of? Look no further. Situated in the sought-after village of Coalpit Heath, this attractive two-bedroom detached bungalow offers a wonderful opportunity to enjoy comfortable single-storey living in a well-connected and highly convenient location. The property is ideal for downsizers, professional couples or those seeking a peaceful village setting while remaining within easy reach of Bristol and surrounding areas. Internally, the home benefits from bright and spacious accommodation throughout, with large windows allowing an abundance of natural light to create a warm and welcoming atmosphere. There is a generously sized reception room, providing flexible space for relaxing, dining, entertaining guests or working from home. The fitted kitchen is well appointed with a range of storage units and practical work surfaces, catering perfectly to everyday living. Outside, the property enjoys well-maintained front and rear lawned gardens, offering attractive outdoor spaces for relaxation and gardening enthusiasts alike. A raised decked seating area provides an excellent spot for outdoor dining and summer entertaining, while the covered side driveway offers useful storage and sheltered parking potential for multiple vehicles. The location of Coalpit Heath benefits from a range of local shops, cafés, pubs and everyday amenities.

Entrance Hall

UPVC double glazed door leading into an entrance hallway, covered central heating radiator, laminate flooring, doors off to principal rooms.

Lounge

18' 2" x 11' 3" (5.54m x 3.43m)

UPVC double glazed window to the rear aspect, UPVC double glazed glass sliding door leading out to the rear garden, two central heating radiators with covers on, carpet flooring.

Kitchen

11' x 8' 4" (3.35m x 2.54m)

UPVC double glazed window, laminate flooring, a range of base units and drawers with rolled edge worktops over, matching wall units, integrated oven and grill with gas hob and extractor hood above, stainless steel sink and drainer with mixer taps, space and plumbing for washing machine and for another additional appliance.

Bedroom One

12' 8" x 9' 7" (3.86m x 2.92m)

UPVC double glazed window, carpet flooring, central heating radiator.

Bedroom Two

11' 1" x 7' 9" (3.38m x 2.36m)

UPVC double glazed window, central heating radiator, laminate flooring.

Bathroom

7' 11" x 7' 1" (2.41m x 2.16m)

UPVC double glazed obscured glass window, cubical shower with main showers above, panelled bathtub with mixer taps, low level flush WC, pedestal hand wash basin, towel radiator, partly tiled around, tiled flooring.

Outside

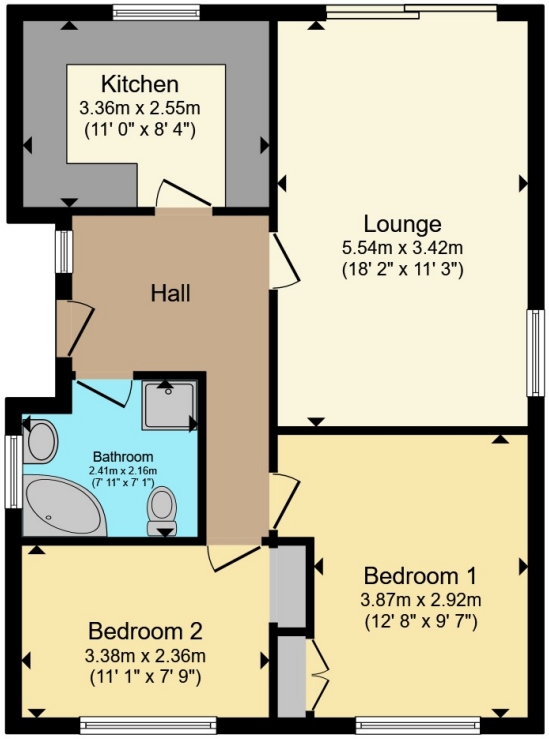
Front Garden: A spacious driveway providing off-road parking for several vehicles, featuring a partially double-glazed roof. Gated side access leads to the rear of the property. The garden is enclosed by low walls and is laid to lawn, creating an attractive and well-maintained frontage.
Rear Garden: Attractive enclosed rear garden with patio, lawn and decking, ideal for outdoor entertaining.

Garage

With up and over door, power and lighting, window to the side. Rwady to be used as storage or as a workshop.











Total floor area 63.6 m² (685 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

Connells

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72-74 Station Road Yate
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EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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