

FOR SALE



Nicholls Lane

Winterbourne, Bristol, BS36 1NE

WINTERBOURNE, BRISTOL

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Winterbourne, Bristol, BS36 1NE

OFFERS IN EXCESS OF

£540,000

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,664 SQ FT





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.



ELLIOTT HOOPER-NASH
DIRECTOR · NORTH BRISTOL



THE PROPERTY

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.

KEY FEATURES

1664.00 SQ FT

BUNGALOW

GENEROUS 0.19-ACRE PLOT

OPEN PLAN KITHEN DINER

ENSUITE MASTER BEDROOM

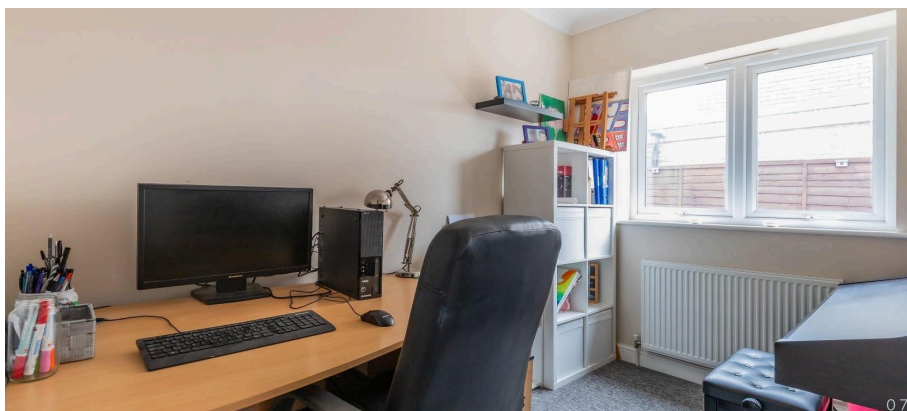
OUTDOORS PLAYROOM

PENTLY OF OFF ROAD PARKING

PERFECT FAMILY HOME

MODERN DESIGN

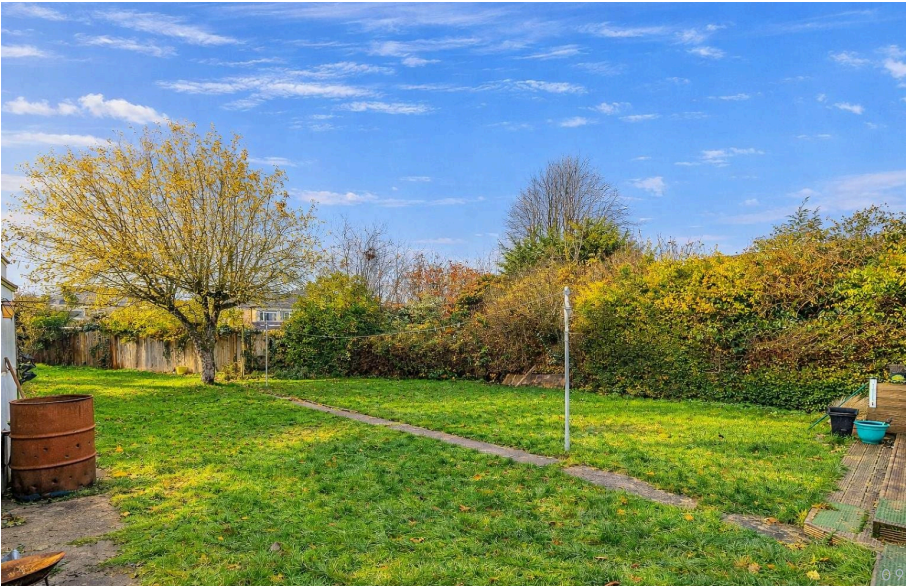
CLOSE TO LOCAL SCHOOLS



INSIDE



INSIDE



OWNERS' COMMENTS

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.

THE OWNERS

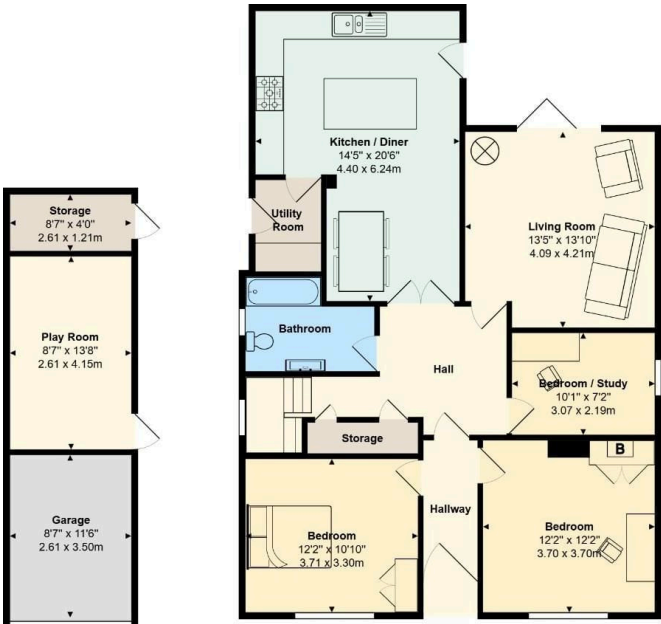
WINTERBOURNE, BRISTOL



ACCOMMODATION

BEDROOM ONE	3.71m x 3.30m
BEDROOM TWO	3.70m x 3.70m
BEDROOM THREE / OFFICE	3.07m x 2.19m
LIVING ROOM	4.09m x 4.21m
OPEN PLAN KITCHEN / DINER	6.24m x 4.40m
MASTER BEDROOM	4.60m x 4.72
GARAGE	2.61m x 3.50m
OUTDOOR PLAY ROOM	2.61m x 4.15m
STORAGE	2.61m x 1.21m

FLOORPLAN



Nicholls Lane

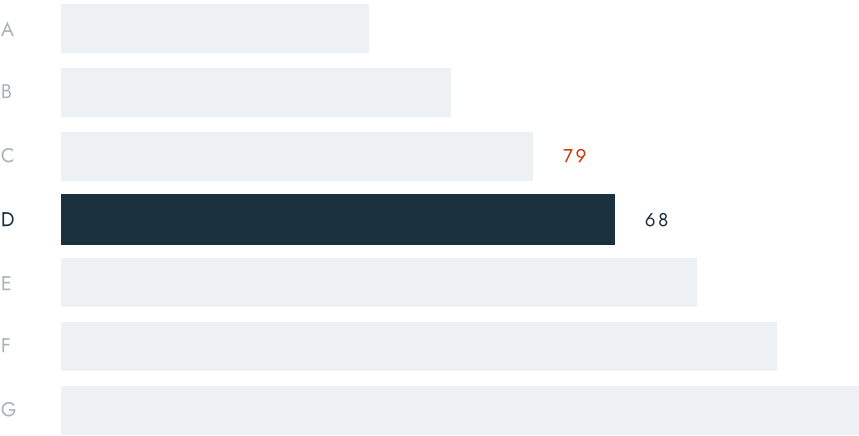
Total Area: 1664 ft² ... 154.6 m²

All measurements are approximate and for display purposes only



Energy efficiency

Currently band D, with the potential to reach band C.



Rating 68 · potential 79. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	BUNGALOW - DETACHED
INTERNAL AREA	1,664 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D
EPC RATING	68 · POTENTIAL 79

COME AND SEE IT

Arrange a viewing

*Our North Bristol team can arrange a private viewing,
usually within days – call 0117 935 4565.*



Elliott Hooper-Nash

DIRECTOR

NORTH BRISTOL BRANCH

0117 935 4565

52 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 52 Filton Road, Horfield, Bristol, BS7 0PB. 0117 935 4565. The Property Ombudsman, membership D03828.
jeffreycross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU