



## 10 Tilley Close, Bristol, BS31 1XN Offers In The Region Of £550,000

**\*\*NO ONWARD SALES CHAIN\*\*** Nestled in the tranquil cul-de-sac of Tilley Close in Keynsham, Bristol, this charming two-bedroom link detached bungalow offers a delightful blend of comfort and convenience. The property is well presented and boasts a thoughtful layout, making it an ideal choice for those seeking a peaceful retreat.

Upon entering, you are welcomed by a central hallway that leads to a lovely kitchen, perfect for culinary enthusiasts. The spacious L-shaped lounge and dining area provides an inviting space for relaxation and entertaining, bathed in natural light. The two bedrooms are well-sized, offering ample space for rest and personalisation.

One of the standout features of this bungalow is the south-facing, low-maintenance enclosed rear garden, which provides a serene outdoor space to enjoy the sunshine or host gatherings with friends and family. Additionally, the property benefits from a driveway and a single garage, ensuring convenient parking and extra storage.

Entrance via uPVC leaded obscured double glazed front door with matching side panel into

### Hallway

4'10" x 10.'2" (1.47m x 3.05m.'0.61m)



Single radiator, coving, doors to

### Cloakroom



Obscured uPVC leaded double glazed window to front aspect, suite comprising low level w/c, pedestal wash hand basin, single radiator.

### Inner Hallway

7'1" x 11'7" (2.18 x 3.54)

Access to loft space, airing cupboard housing Worcester gas boiler and single radiator with shelving for linen, coving, single radiator, doors to

### L-Shaped Lounge/Diner

16'0" x 19'8" (4.89 x 6.00)



2 leaded uPVC double glazed windows to rear aspect, 2 single radiators, coving, living flame gas fire with surround and mantel over.

### Kitchen/Breakfast Room

13'10" x 10'10" (4.24 x 3.31)



uPVC leaded double glazed windows to both front and side aspects, single radiator, tiled flooring, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splash backs, 4 ring gas hob with extractor over, integrated fridge and freezer, integrated oven, grill and microwave, integrated washing machine, inset spots.

### Master Bedroom

12'3" x 11'5" (3.75 x 3.48)



uPVC leaded double glazed window to rear aspect enjoying pleasant views over the rear garden, radiator, coving, a range of fitted mirror fronted sliding wardrobes with hanging rail and shelving.

### Bedroom Two

10'4" x 11'5" (3.17 x 3.48)



uPVC leaded double glazed window to front aspect, single radiator, coving, sliding fronted wardrobes with hanging rail and shelving.

### Bathroom

7'1" x 8'3" (2.18 x 2.53)



Obscured leaded uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, wash hand basin, panelled bath, separate fully tiled corner shower cubicle with sliding glazed doors and mains shower over, fully tiled walls, tiled flooring, single radiator.

### Outside



The front of the property has a driveway providing off street parking and access to the single garage, a

pathway with slight step up leads to the front door. The remainder is laid mainly to Romsey gravel with well maintained clipped shrubs. The south facing rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to Romsey gravel with well maintained shrubs. There is pedestrian access via a wooden gate to the front. The rear garden is enclosed by wood panel fencing.

### Garage

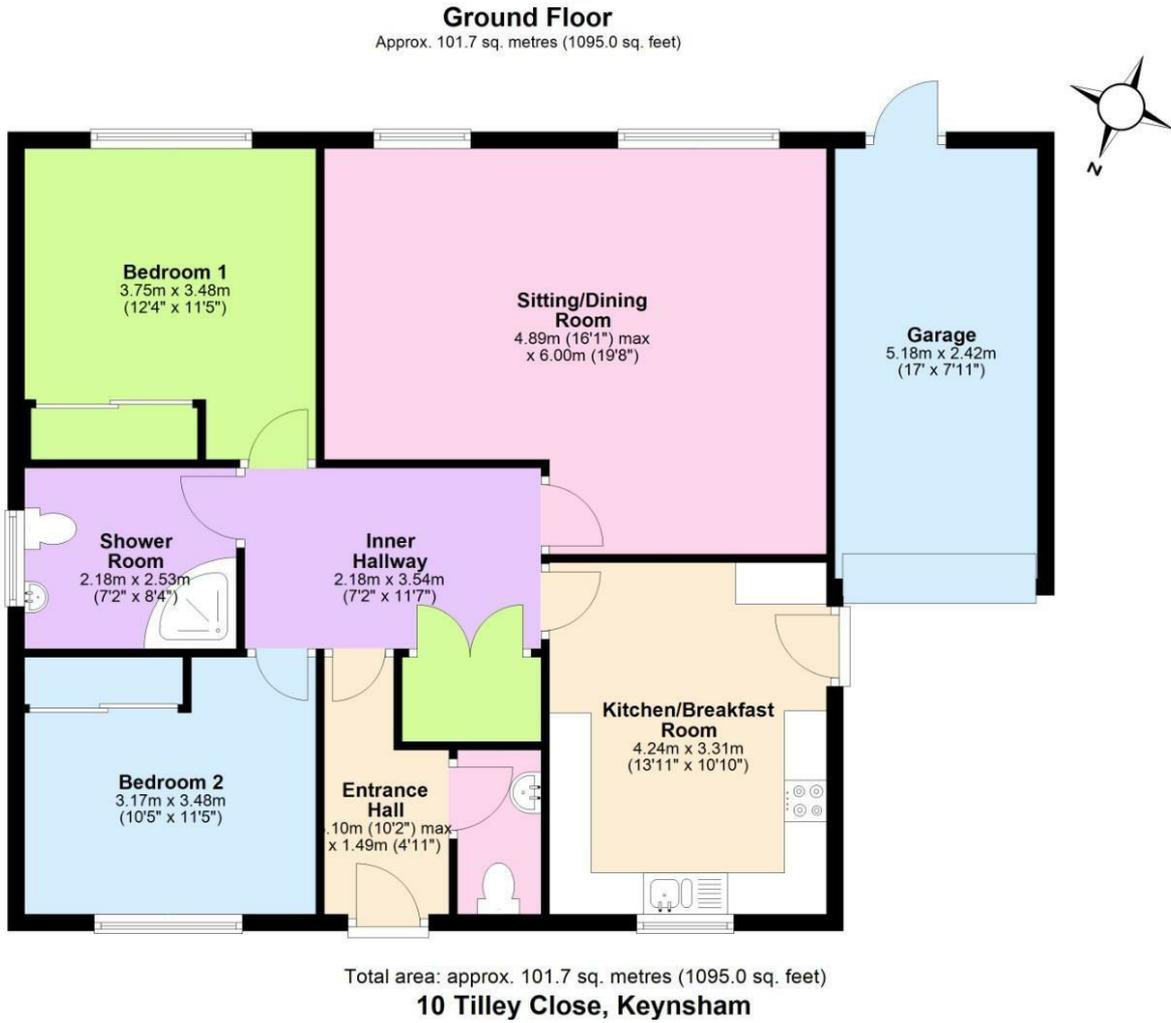
16'11" x 7'11" (5.18 x 2.42)

Electric Garamatic metal up and over door, pedestrian door to rear garden.

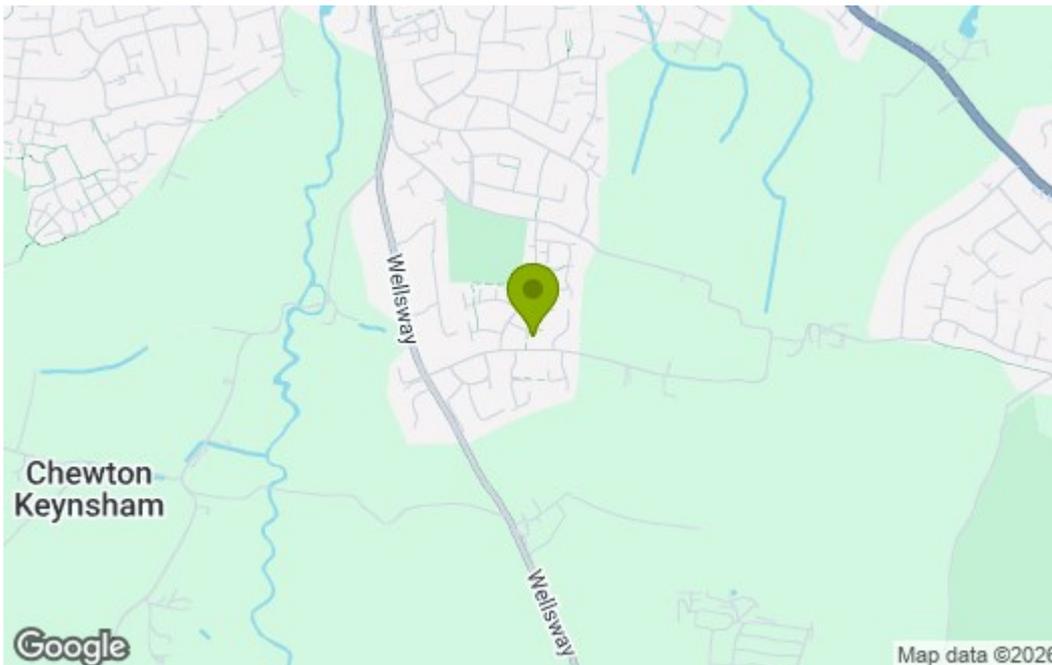
### Directions

Sat Nav BS31 1XN

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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