

65b Hillcrest, Bristol, BS39 4AX

£342,500

For sale: a new-build two-bedroom semi-detached chalet bungalow in Pensford, Bristol, offering well-planned accommodation over two floors.

The ground floor is designed with level access and wide doorways, providing suitability for wheelchair users. A hallway leads to an open-plan living area with bi-fold doors opening onto the rear garden, creating a natural connection between indoor and outdoor space. The kitchen area includes a breakfast bar, and there is a useful utility cupboard with space for a washing machine. A versatile ground floor bedroom can also function as a study, served by a contemporary wet room.

On the first floor, the master bedroom features built-in wardrobes, additional storage, and access to the eaves. The luxurious bathroom offers a free-standing bath and a walk-in rain shower. Underfloor heating is installed to the ground floor.

Entrance Hall



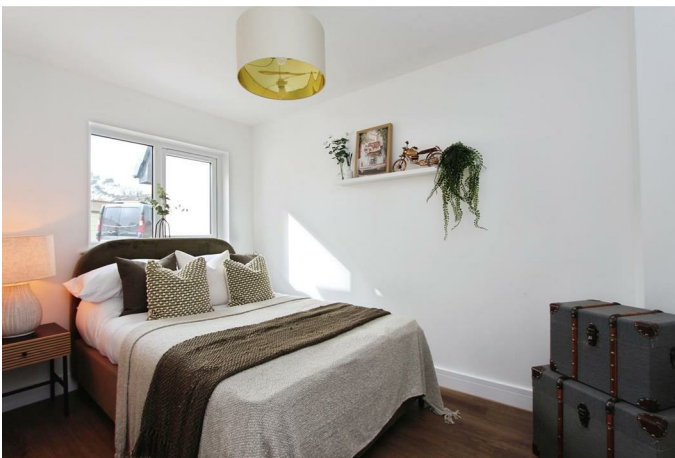
Open Plan Living

20'11" x 14'4" (6.39 x 4.37)



Bedroom / Study

10'11" x 7'0" (3.33 x 2.15)



Bedroom

15'1" x 10'5" (4.60 x 3.19)



Bathroom

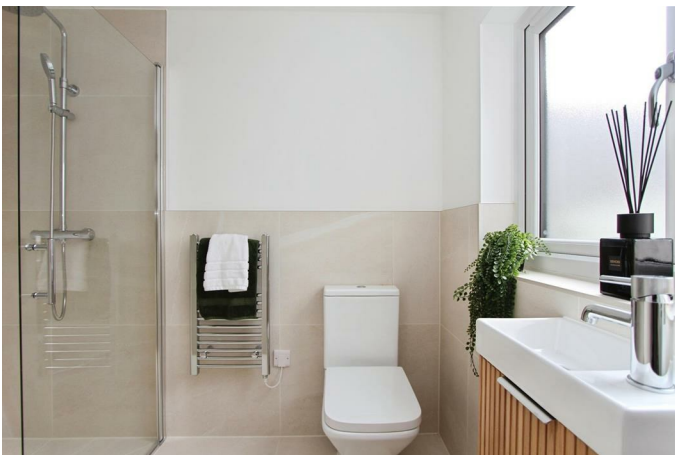
14'2" x 7'0" (4.32 x 2.15)



Outside

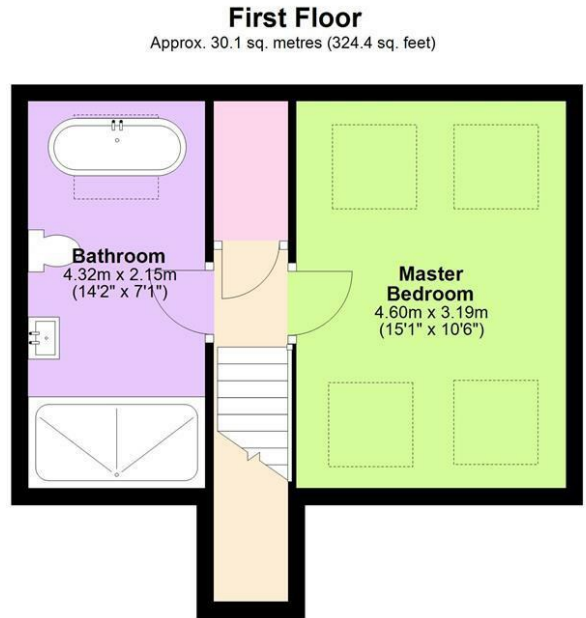


Shower Room



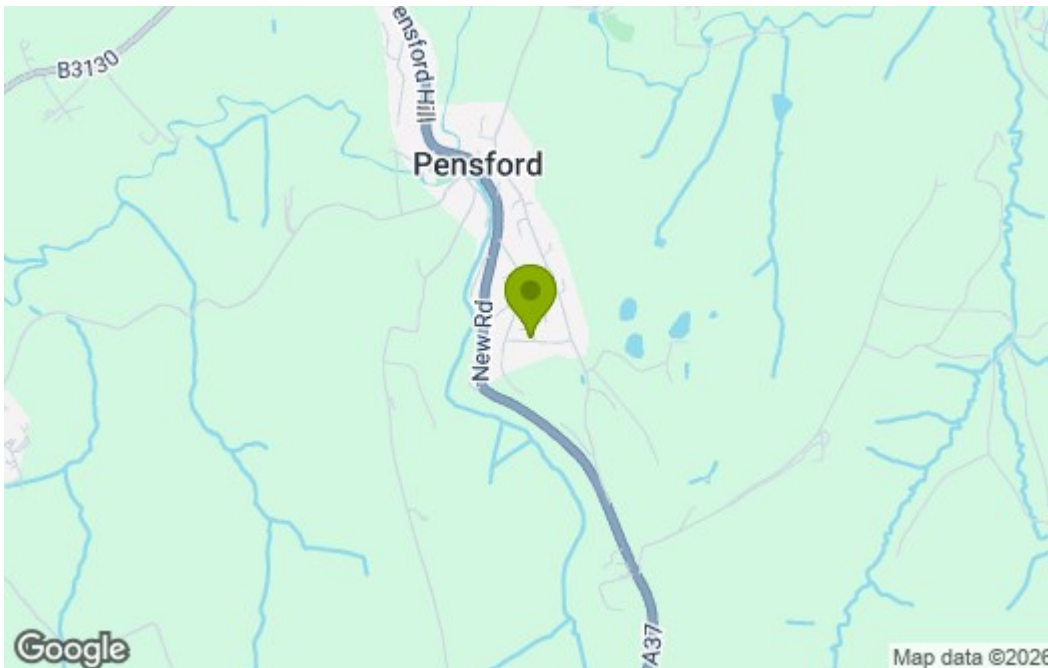
First Floor Landing

Floor Plan



Total area: approx. 76.3 sq. metres (821.0 sq. feet)
65 B Hillcrest, Pensford

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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