



82 Lacey Road, Bristol, BS14 8NB

£400,000

This immaculate four-bedroom semi-detached house is offered for sale in a highly sought-after area of Bristol, popular with families and first-time buyers. The property benefits from a large, south-facing rear garden, ideal for outdoor relaxation, and features an eco-friendly addition of solar panels.

Inside, accommodation comprises four double bedrooms, with the master benefitting from its own en-suite facilities. The spacious, separate sitting room is brightened by large windows and has a media wall with built-in storage and window shutters, while the modern open-plan kitchen offers abundant natural light and a versatile dining space and direct access to the garden, perfect for family meals or entertaining guests. A good-sized drive and carport provide convenient off-street parking.

Positioned close to local woods and a nature reserve, this home is well-situated for weekend walks and outdoor activities. Residents will also find a range of local amenities, shops, and cafés nearby, establishing a strong sense of community. Families are well-catered for, with several reputable schools just a short distance away.

Entrance Hall



Sitting Room

17'1" x 11'3" (5.23 x 3.43)



Kitchen / Diner

17'4" x 9'10" (5.29 x 3.00)



First Floor Landing

Bedroom One

18'5" x 9'3" (5.62 x 2.84)



En-Suite

5'10" x 4'11" (1.80 x 1.5)



Bedroom Two

11'6" x 9'11" (3.53 x 3.04)



Bedroom Three

11'10" x 9'3" (3.61 x 2.84)



Bedroom Four

8'2" x 8'0" (2.51 x 2.44)



Bathroom

5'7" x 5'6" (1.71 x 1.68)



Separate WC

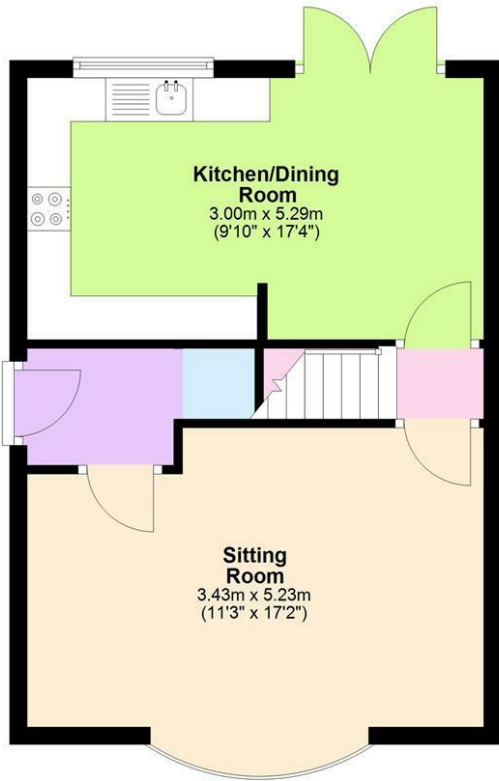


Outside

Floor Plan

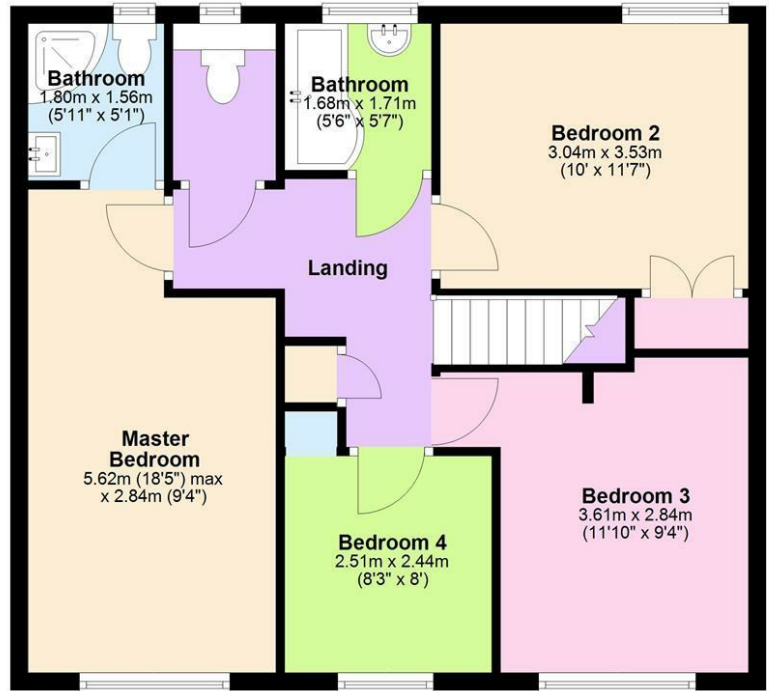
Ground Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



First Floor

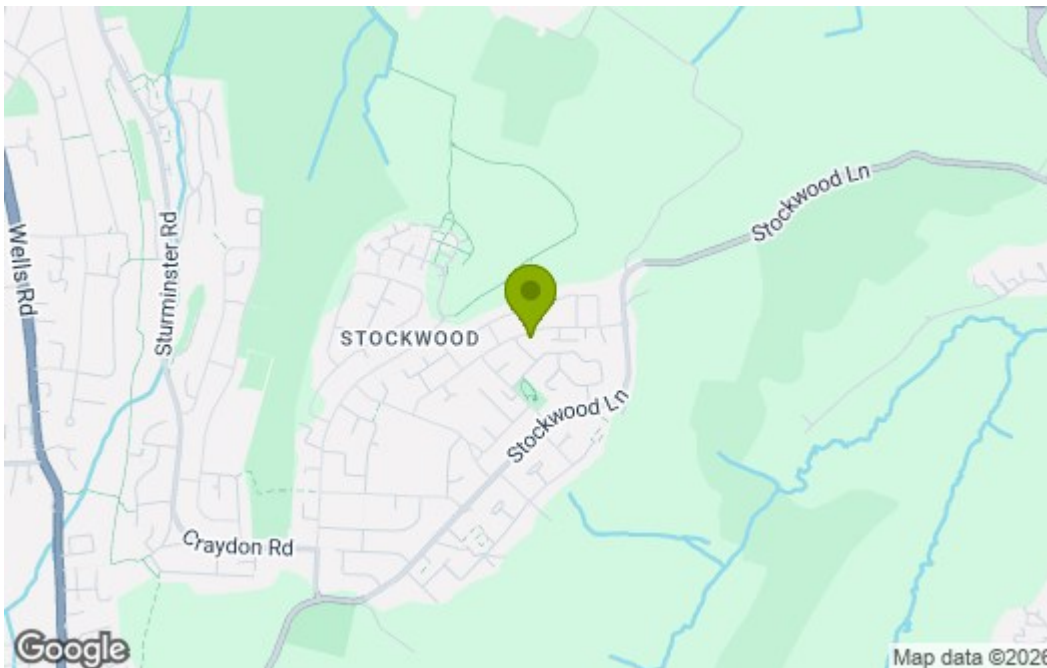
Approx. 62.1 sq. metres (668.3 sq. feet)



Total area: approx. 101.5 sq. metres (1092.8 sq. feet)

82 Lacey Rd, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	89
(69-80) C			
(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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