



FOR STARTERS



OFFERS OVER
£300,000

MAIN COURSE

****Detached 2/3 Bedroom Dormer Bungalow - A Fantastic Project Opportunity****

Situated within walking distance to town, this spacious 2/3 bedroom detached dormer bungalow presents an exciting opportunity for those looking to put their own stamp on a property. Offering generous living space, a large driveway, and a fantastic garden, this home has incredible potential to be transformed into a stunning residence.

Step through the porch into a welcoming hallway that connects the main living areas. To the right, the first reception room features a walk-in bay window and a fireplace, making it a cosy space perfect for relaxing. To the left, another versatile reception room - which can alternatively serve as a bedroom - boasts a second walk-in bay window and fireplace, adding character and warmth.

Continuing down the hall, the dog-leg staircase provides a useful under-stairs storage cupboard. Directly opposite, a door leads into the breakfast kitchen, a bright space with a large window that allows for plenty of natural light. Beyond the kitchen, a separate utility area offers additional storage and practicality, with a door providing direct access to the garden.

Past the staircase, you will find a spacious wet room, offering convenience and accessibility. To the right, the main ground-floor bedroom is generously sized and benefits from a fitted wardrobe, a dedicated dressing area, and an ensuite bathroom. This room also has direct access to the garden, creating a lovely connection to the outdoor space. Upstairs dedicates to another bedroom with a large shower room, offering plenty of storage options and scope for improvements.



The large rear garden is a true highlight of this property, featuring a patio area for outdoor dining, a generous lawn, and wide side access leading back to the front of the property. Additional outdoor structures include a dedicated summer house, a greenhouse, a large shed, and a garage—offering endless possibilities for storage, hobbies, or even a home office.

With its prime location, spacious layout, and immense potential, this dormer bungalow is a rare find. Whether you're looking to renovate, extend, or modernize, this is a fantastic opportunity to create a home tailored to your needs.

Viewing is highly recommended to appreciate the possibilities this property has to offer!



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - D



North Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas Central Heating



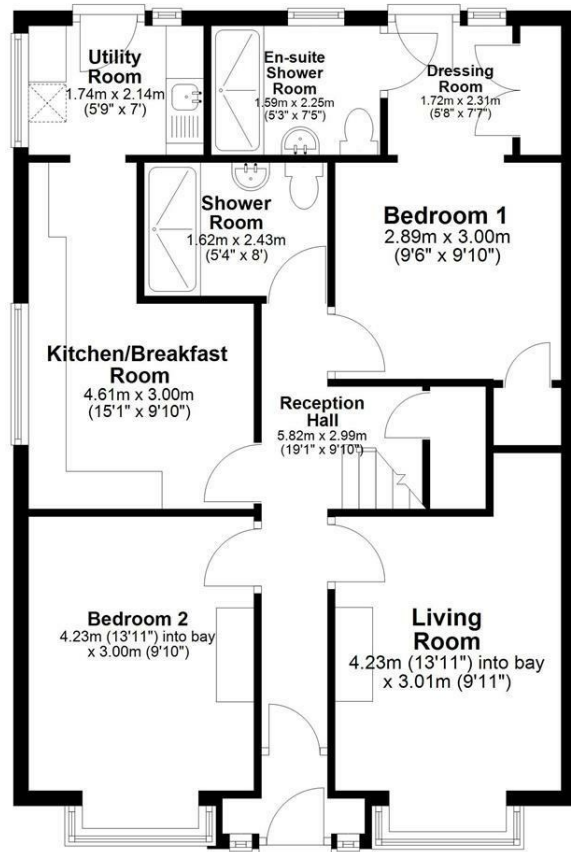
Shottery Primary
Bishopston Primary

WHY NOT TAKE
A LOOK INSIDE?
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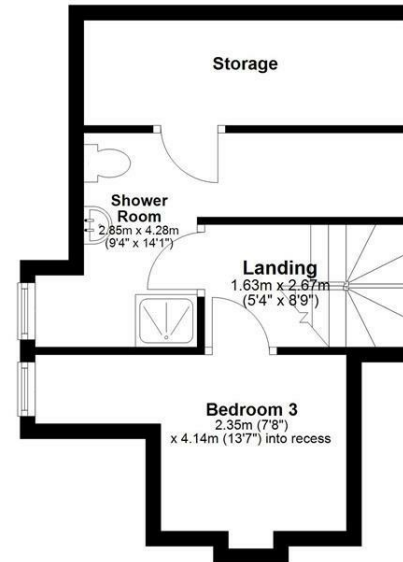
Bungalow

Approx. 71.8 sq. metres (772.5 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 98.9 sq. metres (1064.6 sq. feet)

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