

2 Bishop's Wood, Almondsbury, South Gloucestershire, BS32 4HN

GUIDE PRICE £535,000

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PROPERTY OVERVIEW

Set in a secluded position within a quiet cul-de-sac in the highly regarded village of Almondsbury, this detached four-bedroom bungalow offers a rare opportunity to acquire a substantial single-storey home with generous established gardens, far-reaching views and exceptional potential.

Extending to approx. 1,094 sq ft / 101.6 sq m, the property has been a much-loved home for its present owners and would now benefit from modernisation and offers considerable scope for a purchaser to create something truly special.

Of particular interest is the potential to explore a loft conversion. The property benefits from a traditional pitched roof and an existing loft space which, according to the owners, is mostly boarded. Subject to structural suitability, planning requirements and relevant building regulations, this could provide an opportunity to create additional accommodation.

The sitting room is a particularly appealing reception space, measuring approx. 17'0" x 10'11". A substantial stone fireplace provides an attractive focal point and there is plenty of natural light into the room. Adjoining is a separate dining room measuring approx. 8'8" x 7'11", providing a dedicated space for everyday meals and entertaining.

The kitchen measures approx. 9'7" x 8'6" and is fitted with a range of wall and base units, work surfaces and space for appliances. While the existing arrangement remains functional, the kitchen presents an excellent opportunity for updating and potentially reconsidering the layout to create a more contemporary living environment, subject to any necessary consents.

Positioned towards the rear of the property is the sun-room which provides an attractive additional reception space overlooking the gardens. Its generous glazing creates a particularly pleasant connection with the outside accommodation.

There are four bedrooms, all situated on the ground floor. The principal bedroom measures approx. 15'0" x 10'5" and offers generous proportions with ample room for bedroom furniture. Bedroom two measures approx. 11'3" x 10'5", while bedroom three measures approx. 10'5" x 9'7". The fourth bedroom measures approx. 7'10" x 6'8" and provides useful flexibility as a single bedroom, study, hobby room or occasional guest accommodation. The family bathroom is fitted with a bath, wash hand basin and WC and, together with the remaining accommodation, offers an opportunity for updating to suit individual requirements. Useful built-in storage is incorporated within the bedroom accommodation.

The property benefits from gas central heating, with the owners advising that the combination boiler and heating system were installed in 2017. The bungalow's traditional pitched roof presents an exciting opportunity for purchasers interested in investigating the possibility of creating additional accommodation.

A loft conversion could potentially transform the property into a substantially larger home, subject to suitable roof height, structural assessment and all necessary planning permissions, building regulations and other consents. The existing loft ladder currently requires repair, and prospective purchasers should arrange their own professional assessment of the space and its suitability for conversion.

The gardens and secluded position are undoubtedly among the property's most appealing features. Occupying an attractive and established plot, the bungalow enjoys generous outside space with mature trees, hedging, shrubs and lawned gardens, creating a wonderful sense of privacy and tranquillity. The property is approached via a private driveway providing off-street parking for two vehicles, together with access to a detached garage positioned separately from the bungalow.

A paved terrace adjoining the bungalow provides space for outside dining and relaxation, while the wider garden offers considerable scope for landscaping and improvement. The property's setting also benefits from far-reaching views across the surrounding area, adding another dimension to its appeal.

Location
Bishop's Wood occupies a peaceful cul-de-sac position within the popular village of Almondsbury, an attractive and established community on the northern outskirts of Bristol. Almondsbury benefits from a village primary school, community shop, public houses and a range of local facilities, together with easy access to the surrounding countryside and an extensive network of walking routes. A principal advantage is its proximity to the M4 and M5 motorway interchange, providing convenient connections throughout the region.

Major employment centres at Aztec West, Bradley Stoke, Filton and North Bristol are readily accessible, while Cribbs Causeway provides a comprehensive selection of shops, restaurants and leisure facilities.

Offered for sale with no onward chain.

KEY DETAILS

- Detached Four-Bedroom Bungalow (approx. 1,094 sq. ft. / 101.6 sq. m)
- Quiet & Secluded Cul-de-Sac Position
- Exceptional Potential for Loft Conversion, Subject to Consents
- Detached Garage & Private Driveway Parking for Two Vehicles
- Generous, Established Gardens With Mature Trees & Planting
- No Onward Chain

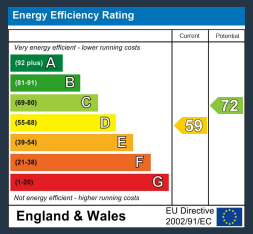
Guide Price: £535,000

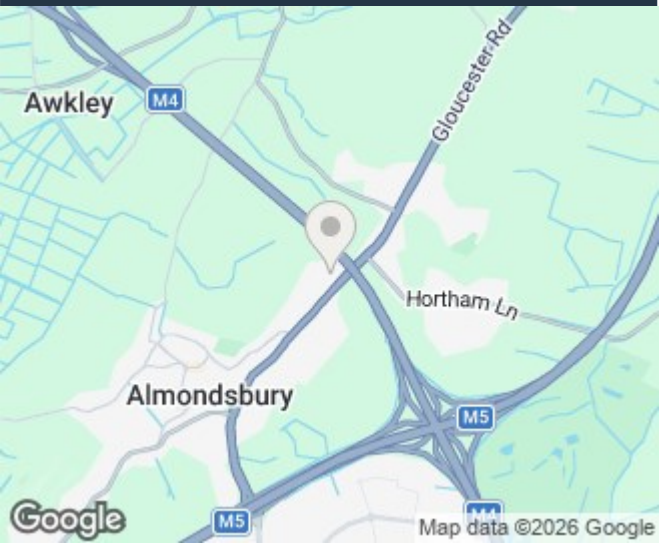
Tenure: Freehold

Council Tax Band: E

Local Authority: South Gloucestershire

Vendors Onward Position:
No Onward Chain

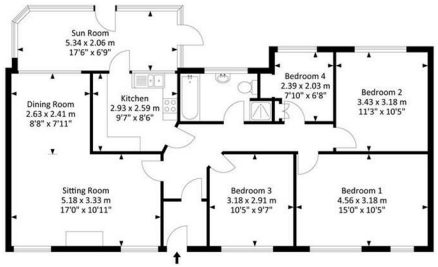




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2 Bishops Wood, Almondsbury, Bristol, BS324HN
Approx. Area 1094.0 Sq.Ft - 101.60 Sq.M



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.





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