

82 Lacey Road, Bristol, BS14 8NB

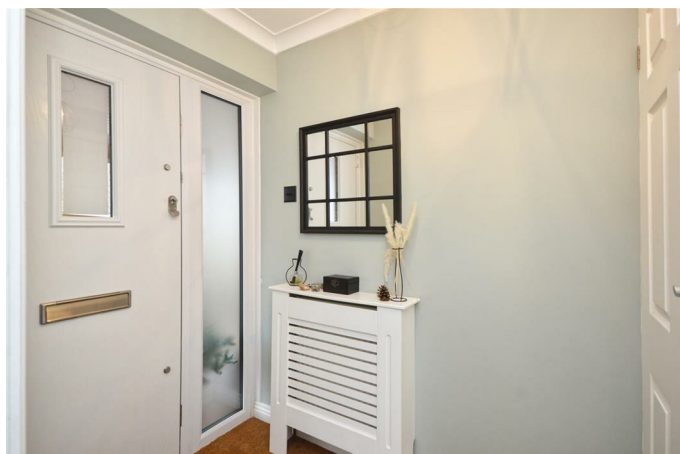
£400,000

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.

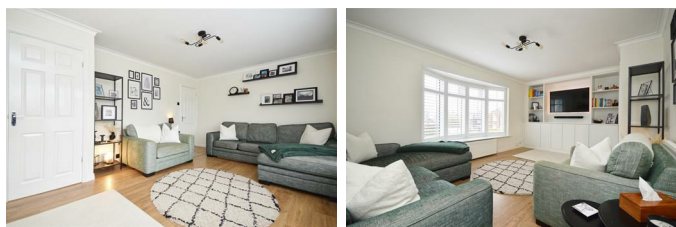
Positioned close to local woods and a nature reserve, this home is well-situated for weekend walks and outdoor activities. Residents will also find a range of local amenities, shops, and cafés nearby, establishing a strong sense of community. Families are well-catered for, with several reputable schools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

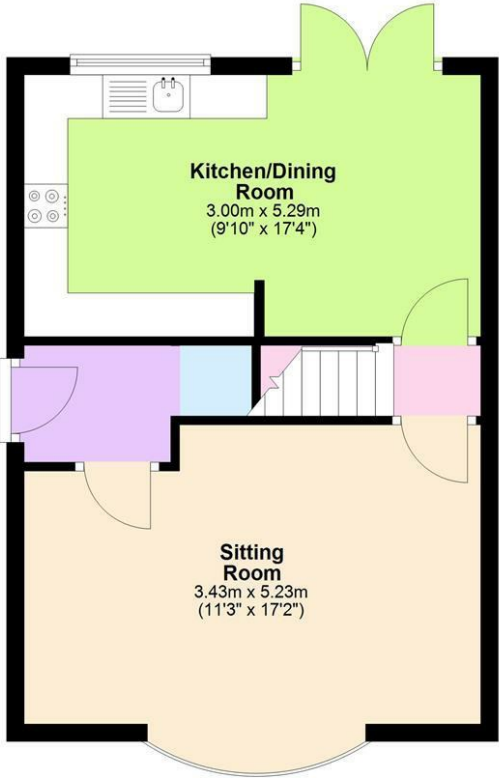


Outside

Floor Plan

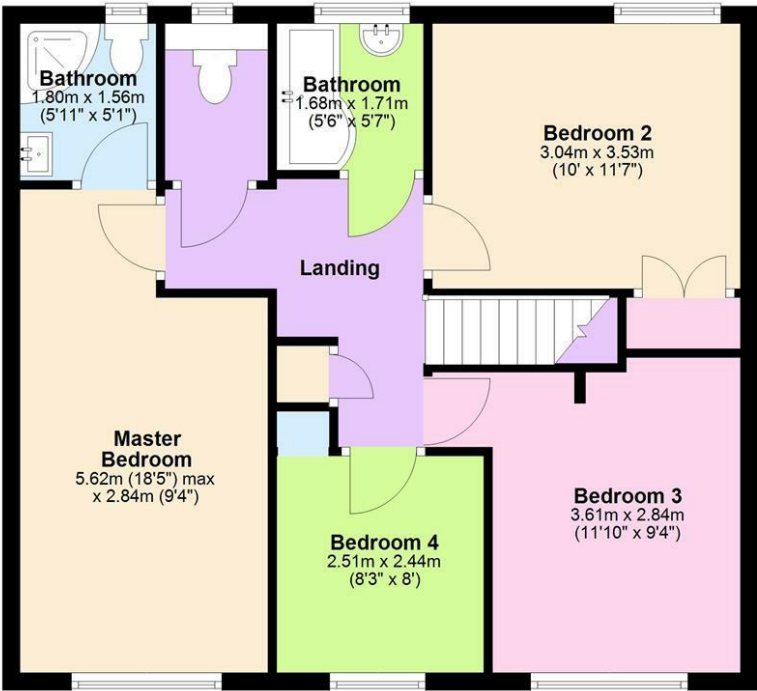
Ground Floor

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



First Floor

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



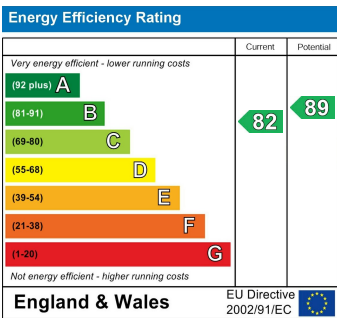
Total area: approx. 101.5 sq. metres (1092.8 sq. feet)

82 Lacey Rd, Bristol

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.