



Connells

Pullin Court
BRISTOL



Property Description

A stunning link detached house that has been much improved by the current owner. This property sits on a generous sized corner plot of well presented gardens. The property is deceptively spacious and offers entrance hall, cloakroom/wc, lounge with gas flame effect log burner, good size dining room which opens up to a spacious modern style kitchen/family room with bi-fold doors leading to the rear garden. In addition there is a utility room and bedroom 4 /study. To the first floor are three good size bedrooms with modern style en-suite to the main bedroom and a modern style family bathroom. The surrounding garden are a very generous size and incorporate outside kitchen, cabin/office with light, power heating and Internet access, vegetable plot with potting shed and green house. To the front is a driveway for several vehicles and leads to a good size garage with light and power and electric door. This property has so much to offer and an internal viewing is highly recommended.

Entrance Hall

Double glazed composite door to the front, stairs leading to the first floor, radiator, wooden flooring.

Cloakroom/ Wc

Double glazed frosted window to the side, vanity sink unit, low level WC, tiled splashbacks, tiled flooring.

Lounge

14' 2" x 12' 5" (4.32m x 3.78m)
Double glazed bay window to the front with integrated blinds, gas flame effect log burner, wooden flooring, contemporary style radiator, square arch with pocket doors to the dining room.

Dining Room

12' 4" x 9' 4" (3.76m x 2.84m)
Opening into the kitchen/family room, wooden

flooring, contemporary style radiator.

Kitchen/ Family Room

21' 9" x 8' 9" (6.63m x 2.67m)
L shaped room 21'9" x 8'9" + 15'7" x 9'3" Double glazed bi-fold doors to the rear garden, two double glazed skylight windows, a range of modern style high gloss wall and base units with feature kick board lighting and over unit lighting, central matching island with inset composite sink with mixer tap, integrated dishwasher, built in combination microwave oven, induction hob with cooker hood over, wooden work tops, tiled splashbacks, space for american style fridge/freezer, 2 x contemporary radiator, 1 x standard radiator, down lighters, exposed brick feature wall, tiled flooring

Utility Room

Built in storage with hanging space and shelving cupboard, built in utility cupboard with space for washing machine & space for a tumble dryer, radiator, courtesy door to the garage, wooden flooring, pocket door to bedroom 4/study.

Bedroom 4 / Study

8' 8" x 7' 8" (2.64m x 2.34m)
Double glazed window with integrated blinds to the rear, double glazed door to the rear, cupboard concealing the gas boiler, tiled flooring, down lighter, radiator.

First Floor Landing

Double glazed window to the side, loft access

Bedroom One

12' 6" x 12' (3.81m x 3.66m)
Double glazed window with integrated

blinds to the front, radiator.

En-Suite

Double glazed frosted window to the front, walk in shower with mains shower, contemporary style vanity sink unit, low level WC, tiled walls, tiled flooring, heated towel rail, down lighter, extractor fan.

Bedroom Two

13' 10" x 9' 2" (4.22m x 2.79m)

Two double glazed windows with integrated blinds radiator.

Bedroom Three

12' 1" x 7' From front of fitted wardrobes (3.68m x 2.13m From front of fitted wardrobes)

Double glazed window with integrated blind to the rear, radiator.

Family Bathroom

Double glazed frosted window to the front a three piece modern style bathroom comprising double ended free standing bath with mixer tap, contemporary style sink unit, low level WC, tiled walls, tiled flooring, heated towel radiator, extractor fan, down lighters.

Front Garden

Open plan with a good size lawn which had been adapted should you wish to park any additional vehicles, double width driveway and access to the side.

Side Garden

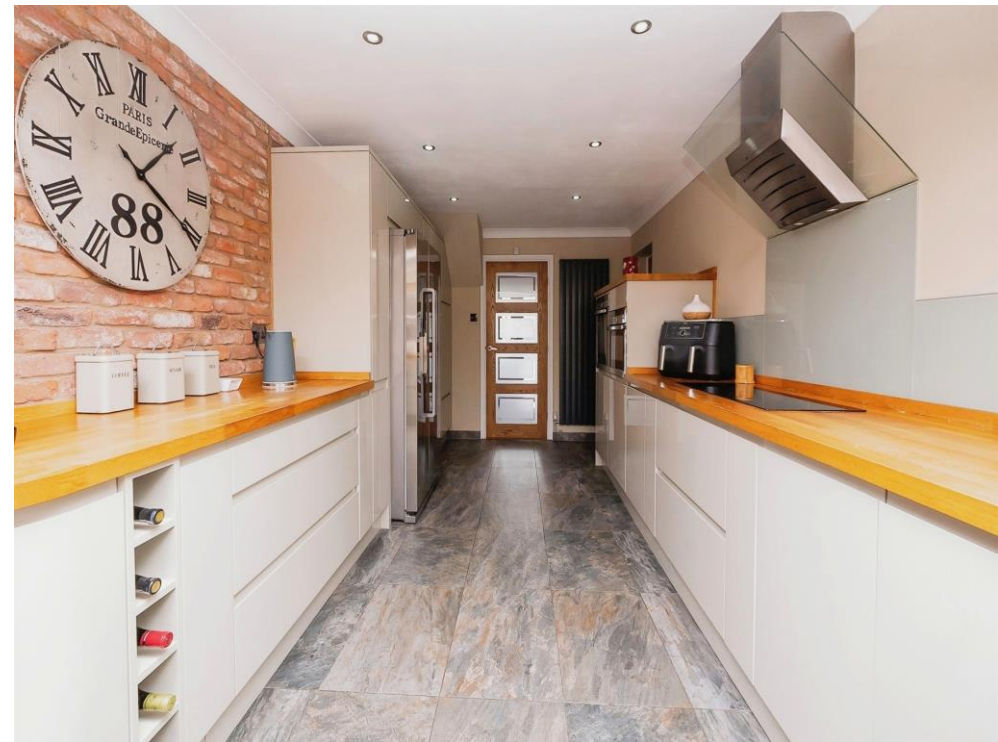
Enclosed with a vegetable plot with potting shed and green house, cabin with light, power and Internet (currently used as an office).

Rear Garden

A generous size rear garden with composite decking, lawn and flower borders hosting a variety of plants and shrubs, mature trees, out side BBQ kitchen and various seating areas, lighting and outside power points.

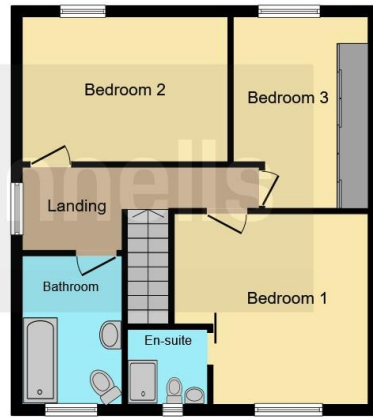
Garage

To the side of the property with electric roller door, light and power,

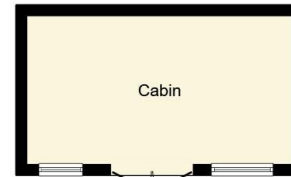




Ground Floor



First Floor



Outbuilding



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/BLG103428](https://www.connells.co.uk/Property/BLG103428)

Tenure: Freehold



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