



Connells

Gover Road
Hanham Bristol



Property Description

A beautifully presented extended detached house that is deceptively spacious. This property comprises entrance hall, cloakroom / WC, generous sized open plan modern style kitchen/family room with flexible living space, a spacious lounge/dining room. To the first floor there are three good size double bedrooms with dressing room and en-suite to the main bedroom and a modern style family bathroom. To the front is a good size paved driveway and to the rear is a well maintained garden with seating area and pizza oven. Viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Double glazed door to the front, down lighter, opening into the kitchen/family room.

Kitchen / Family Room

18' 2" x 11' 9" max (5.54m x 3.58m max)
Double glazed window to the front, a range of modern style fitted wall and base units, work surfaces with matching splashbacks, induction hob with cooker hood over, built in eye level double oven, integrated fridge/freezer, integrated washer/dryer, contemporary style radiator x 2, composite sink unit, stairs to first floor, double doors to the lounge/ dining room.

Sitting Area

9' 6" x 8' 9" (2.90m x 2.67m)
Open plan into the kitchen with double glazed window to the front, contemporary style radiator.

Lounge/ Dining Room

21' 5" x 12' 6" (6.53m x 3.81m)
Double glazed french doors to rear garden, double glazed window to the rear, radiator x 2

First Floor Landing

Double glazed window to side, loft access, radiator, cupboard housing the gas boiler, built

in storage cupboard.

Bedroom One

12' 4" into bay x 9' 2" max (3.76m into bay x 2.79m max)
Double glazed box bay window to the front, fitted wardrobes, radiator.

Dressing Room

Double glazed window to the front, fitted wardrobes, radiator.

En-Suite

Double glazed window to the side. enclosed shower cubicle, pedestal hand basin, low level WC, down lighters, extractor fan, heated towel rail.

Bedroom Two

9' 6" x 9' 6" (2.90m x 2.90m)
Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

9' 7" x 9' 3" (2.92m x 2.82m)
Double glazed window to the rear, fitted wardrobes, radiator.

Bathroom

Double glazed window to the front, combination vanity sink unit and low level WC, L shape bath with mains shower over, tiled splash backs, contemporary style radiator, down lighter, tiled walls.

Front Garden

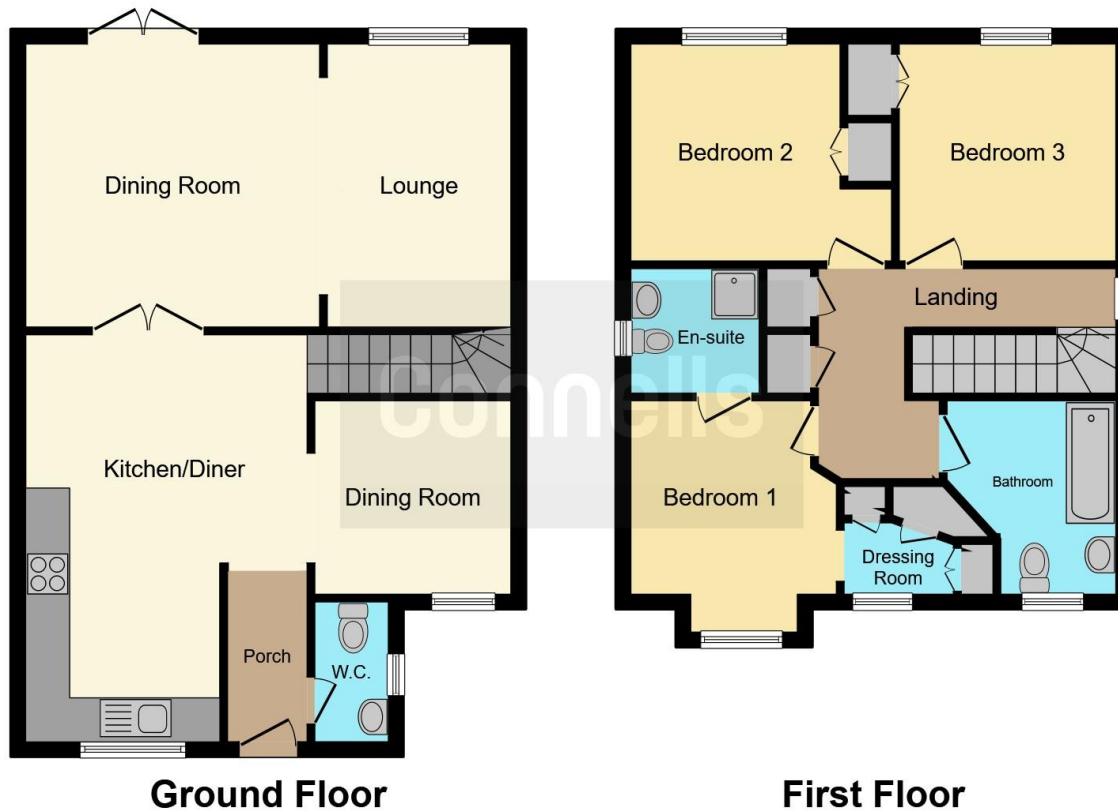
Open plan paved driveway

Rear Garden

Enclosed with paved patio, artificial

lawn. decking area with gazebo over, pizza oven.





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

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Tenure: Freehold



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