



Connells

Cottington Court
Hanham Bristol



Property Description

A beautifully presented detached house in a lovely cul de sac location. The property comprises entrance hall, generous sized lounge, modern style kitchen with integrated appliances, good size conservatory and downstairs shower room. To the first floor are 3 good size bedrooms and family bathroom. to the rear is a well presented mature garden. to the front is a driveway leading to the garage.

Entrance Hall

Double glazed composite door to the front, storage cupboard for coats and shoes, radiator with cover, stairs to the first floor with storage cupboard under, tiled flooring

Shower Room

Double glazed frosted window to the front, combination vanity sink unit, low level WC, enclosed shower cubicle with mains shower, contemporary style radiator, extractor fan.

Lounge

21' 3" x 10' 7" (6.48m x 3.23m)
Double glazed window to the front, radiator x 2, coved ceiling.

Kitchen

9' 9" x 8' 6" (2.97m x 2.59m)
Double glazed window to the rear, a range modern style wall and base units work tops with matching splash backs, pantry draws, integrated fridge/freezer, integrated washing machine, integrated dishwasher, cupboard concealing the gas boiler, 4 ring gas hob with cooker hood over, tiled flooring,

Conservatory

L shaped half brick and double glazed, double glazed french doors to the rear garden, electric panel heater

First Floor Landing

Loft access - part boarded. double glazed window to the side, cupboard housing the hot water tank.

Bedroom One

11' 7" x 9' 9" (3.53m x 2.97m)
Double glazed door to the rear, built in wardrobe, radiator.

Bedroom Two

12' 1" x 9' 2" (3.68m x 2.79m)
Double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the rear, radiator, built in wardrobe

Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising corner bath with mains shower over, vanity sink unit, low level WC, heated towel rail, tiled splash backs.

Front Garden

Open plan with driveway to the garage.

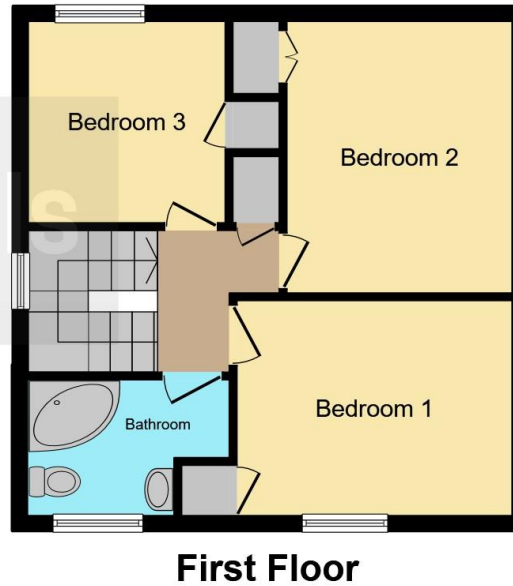
Rear Garden

Enclosed by panel fencing, artificial lawn, paved patio, borders hosting mature plants and shrubs, courtesy door to the garage, side access, light, water tap

Garage

Attached garage with metal up and over door, light and power, courtesy door to the rear garden





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

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Tenure: Freehold



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