



**Connells**

Poplar Road  
Hanham Bristol





### Property Description

A deceptively spacious, beautifully presented three storey semi-detached house in a quiet location.

The property comprises to the ground floor, entrance hall, good size lounge with a balcony, study/bedroom four and cloakroom/WC. On the lower ground floor there is a good size kitchen/dining room with bi fold doors out onto the South facing rear garden. To the first floor there are three bedrooms and a bathroom. To the front is a well-presented terraced garden and at the rear is a lovely, well-maintained decked garden with steps leading down to a double car port.

This fabulous property is a stone's throw from Conham River Park, Magpie Bottom and Dundridge Park offering beautiful walks right on the doorstep. Viewing is highly recommended to appreciate all this property has to offer.

### Entrance Porch And Hallway

Double glazed door to the front, wooden floor, stairs to the first floor radiator. A larger than average hall with under stairs storage and power.

### Cloakroom/ W C

Double glazed frosted window to the front, back to the wall WC, vanity sink unit, heated towel rail, down lighters, tiled splashbacks.

### Office/Bedroom Four

10' 1" x 8' 6" ( 3.07m x 2.59m )

Double glazed window to the front, double glazed door to the side into a newly built lean to, utility cupboard housing the gas boiler and space for washing machine, radiator.

### Lounge

17' 4" max x 16' 9" max ( 5.28m max x 5.11m max )

Double glazed window to the rear, double glazed patio doors to the balcony, radiator, electric log burner, radiator and stairs to the lower ground floor.

### Lower Ground Floor

#### Kitchen/ Dining Room

15' 3" x 14' 3" max ( 4.65m x 4.34m max )

Double glazed bi fold door to the rear garden, double glazed window to the rear. a range of wall and base units, rolled edge work tops, under counter electric oven, electric hob with cooker hood over, space for fridge/freezer, integrated dishwasher, stainless steel sink unit with mixer tap, down lighters, laminated tile effect flooring with under floor heating, radiator, stairs to the ground floor.

### First Floor Landing

Loft access

#### Bedroom One

9' 8" x 10' 2" ( 2.95m x 3.10m )

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

#### Bedroom Two

11' 4" x 10' 2" ( 3.45m x 3.10m )

Double glazed window to the front, radiator.

#### Bedroom Three

7' 4" x 7' ( 2.24m x 2.13m )

Double glazed; window to the rear, radiator, laminate wood effect flooring.

### Bathroom

Double glazed frosted window to the front, a three-piece bathroom suite comprising P shape bath with mains

shower over, combination vanity sink unit and low-level WC. heated towel rail, tiled floor, tiled walls, down lighters.

### Front Garden

Enclosed with steps leading to the front door.

### Rear Garden

Enclosed by fencing, artificial lawn, decked seating area, water tap, mains lighting and outdoor power sockets, steps leading down to the carport at the rear.

### Car Port

Covered carport with parking for two vehicles, lighting, power points and further garden storage.



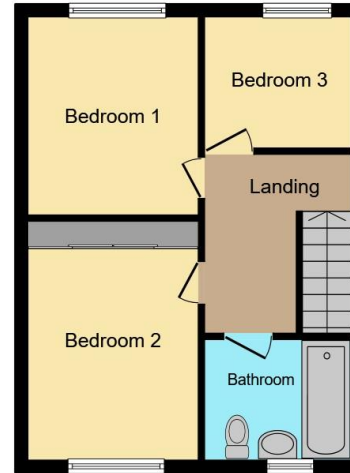




**Lower Ground Floor**



**Ground Floor**



**First Floor**



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**EPC Rating: C**

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Tenure: Freehold



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