



Connells

Pullin Court
Bristol



Property Description

Located in a charming cul-de-sac, this beautifully presented detached house offers a perfect blend of modern living and tranquility. The property features a generous-sized garden, ideal for outdoor activities and relaxation. Inside, you'll find a welcoming entrance hall, a convenient cloakroom, and a stylish modern kitchen with new gas boiler. The utility room provides additional storage and laundry space, while the lounge, dining room and sitting room offer versatile areas for relaxation and entertaining. Upstairs, there are four spacious double bedrooms, including a main bedroom with an en-suite, and a well-appointed family bathroom. A half garage for storage with up and over door. The exterior boasts a driveway accommodating three vehicles, making this home both practical and inviting. Viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Double glazed door to the front, stairs to the first floor.

Cloakroom/Wc

Low level WC, wash hand basin, electric wall heater, extractor fan.

Lounge

17' 2" x 10' 8" (5.23m x 3.25m)
Double glazed bay window to the front, double glazed patio doors to the rear garden, radiator, electric fire and surround (gas point),

Dining Room

14' 2" x 9' 1" (4.32m x 2.77m)
Double glazed patio doors to rear garden, radiator.

Kitchen

17' x 11' 5" (5.18m x 3.48m)
Double glazed window to the front, a range of modern style fitted wall and base units, wood

effect worktops and matching splashback, space for gas cooker, wall mounted new gas boiler, one and a half bowl sink unit with mixer tap, space for fridge/freezer, integrated dishwasher, down lighters, contemporary style radiator.

Utility Room

Space for washing machine, space for tumble dryer, fitted wall units, extractor fan.

Sitting Room

15' 7" x 10' 3" (4.75m x 3.12m)
Double glazed french doors to the rear garden, double glazed window to the rear, radiator.

First Floor Landing

loft Access, airing cupboard

Bedroom One

11' x 9' 1" (3.35m x 2.77m)
Double glazed window to the rear, radiator, walk in wardrobe

En-Suite

Double glazed window to the rear, enclosed shower cubicle, with mains shower, pedestal hand basin, low level WC, tiled floor, heated towel radiator, extractor fan.

Bedroom Two

9' 9" x 10' 8" (2.97m x 3.25m)
Double glazed window to the front, radiator, fitted wardrobes

Bedroom Three

16' 8" max x 8' 1" max (5.08m max x 2.46m max)
Double glazed window to the side, contemporary style radiator, fitted

wardrobe.

Bedroom Four

8' 8" x 8' 2" (2.64m x 2.49m)

Double glazed window to the front, radiator, fitted wardrobe

Bathroom

Double glazed frosted window to the side, wash hand basin, low level WC, panel bath with mains shower over, pedestal hand basin, low level WC, tiled walls tiled flooring.

Front Garden

open plan with driveway and garage

Rear/ Side Garden

Enclosed, mainly laid to lawn, borders hosting plants and shrubs, decorative gravel, pave patio.

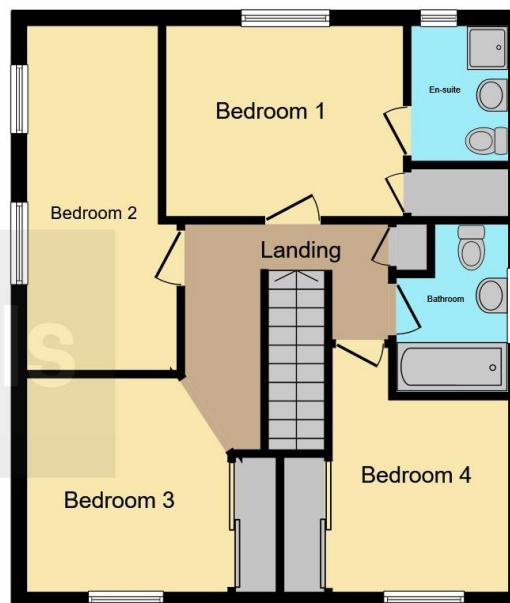
Garage/Storage

Half garage with up and over door for storage.





Ground Floor



First Floor

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

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EPC Rating: C Council Tax
 Band: D

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Tenure: Freehold



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