



**Connells**

Pullin Court  
BRISTOL





### Property Description

This absolutely stunning detached house has been significantly improved by the current owners. The spacious entrance hall opens into a fantastic open-plan kitchen and family room, featuring a modern kitchen with integrated appliances, dining and seating areas, skylights, and bi fold doors that flood the room with light and offer views of the beautiful rear garden. The property also includes a modern cloakroom, utility room with integrated appliances, a large lounge, and a study. Upstairs, there are four double bedrooms, with the second bedroom having an en-suite, and the main bedroom boasting a vaulted ceiling, Velux windows, a dressing room, and a modern en-suite shower room. Additionally, there is a modern four-piece family bathroom. The mature rear garden features a lovely paved patio, fruit trees, vegetable plots, and an outbuilding with light and power. The front of the property offers a driveway for several vehicles. This stunning house, with its private and generously sized garden, has been beautifully extended and decorated throughout.

### Entrance Hall

Composite door to front, stairs leading to the first floor with pull out draws, radiator

### Cloakroom

Low level Wc, vanity sink unit, contemporary style radiator, down lighters

### Kitchen/ Family Room

29' 9" max x 26' 5" ( 9.07m max x 8.05m )  
Three sky lights, double glazed bi-fold doors to the rear garden, down lighters, inset shelving, feature wall, under floor heating, a range of modern style fitted wall and base units with breakfast bar and granite work surfaces, inset 5 ring gas hob with integrated extractor, two combination microwave/ovens, two ovens with slide and hide doors, integrated tall fridge integrated tall freezer, composite one and a half bowl sink unit with

boiler tap, integrated dishwasher, integrated wine fridge

### Utility Room

9' x 7' 8" ( 2.74m x 2.34m )  
A range of modern style fitted wall and base units, work tops, inset sink unit with mixer tap, space integrated tumble dryer, space for washing machine, down lighters

### Lounge

14' 6" x 12' 5" ( 4.42m x 3.78m )  
Double glazed window to the front, radiator

### Study

11' 2" x 7' 7" ( 3.40m x 2.31m )  
Double glazed window to the front, radiator

### First Floor Landing

Loft access with loft ladder

### Bedroom One

13' 4" x 7' 7" plus door recess ( 4.06m x 2.31m plus door recess )  
Double glazed window to the rear, two automated velux windows with wi fi controls for opening and for the blinds, radiator

### Dressing Room

A range of fitted wardrobes with door to the en-suite

### En-Suite

Double glazed frosted window to the front, enclosed shower cubicle with mains shower, vanity sink unit, low level WC, heated towel radiator, tiled walls and tiled flooring, down lighters, extractor fan

## Bedroom Two

12' 1" x 10' 5" ( 3.68m x 3.17m )

Double glazed window to the front, two built in wardrobes, radiator

## En-Suite

Double glazed frosted window to the front, enclosed shower cubicle with mains shower, vanity sink unit, low level WC, tiled walls and floor, heated towel radiator, down lighter, extractor fan

## Bedroom Three

12' 1" x 8' 8" ( 3.68m x 2.64m )

Double glazed window to the rear, radiator.

## Bedroom Four

13' 1" x 9' ( 3.99m x 2.74m )

Double glazed window to the rear, radiator

## Bathroom

Double glazed frosted window to the front, a four piece bathroom suite comprising panel bath, enclosed shower cubicle , vanity sink unit, low level WC, tiled walls and flooring, heated towel radiator, downlighters

## Front

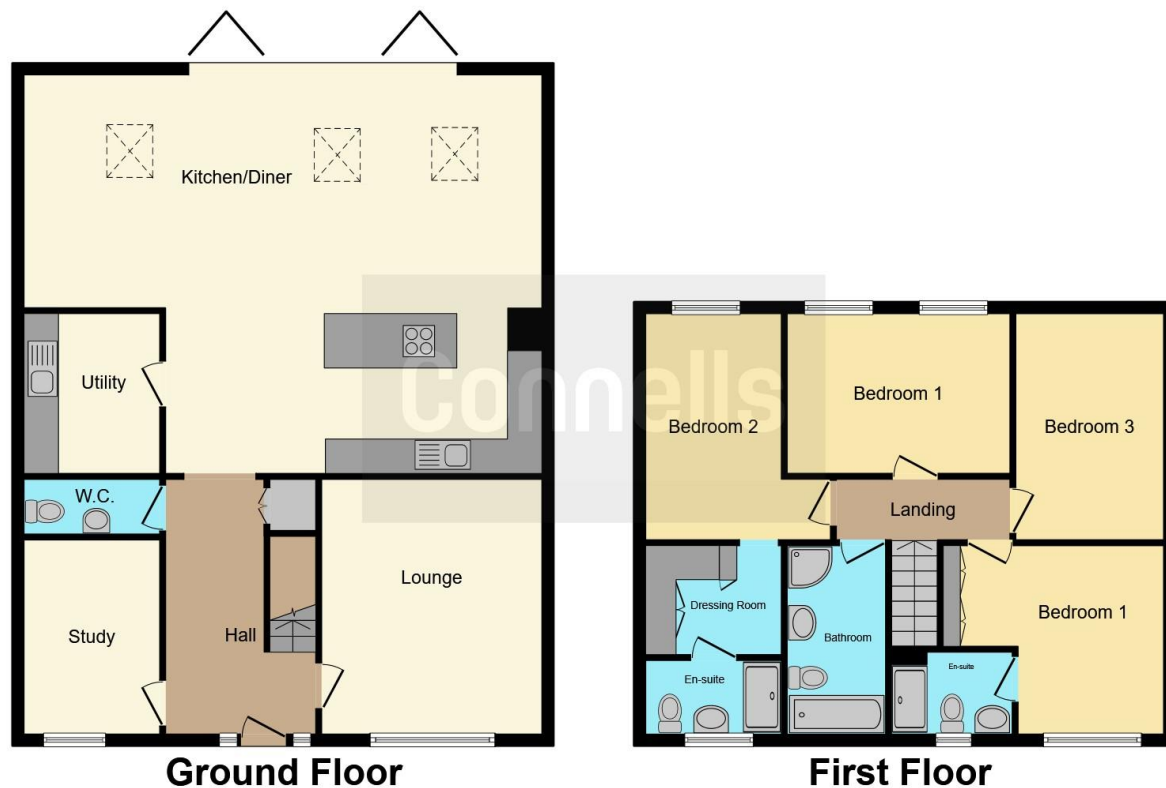
Open plan with lawn and driveway for several vehicles.

## Rear Garden

A beautiful mature garden that is a very generous size and has been beautifully maintained by the current owners, vegetable and flower beds, lawn, herbs, and fruit trees and bushes, garden shed with light and power, out building with light and power







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EPC Rating: C Council Tax  
 Band: E

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Tenure: Freehold



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