



Connells

Brendon Close
Oldland Common BRISTOL

Brendon Close Oldland Common BRISTOL BS30 8QE

for sale offers over
£425,000



Property Description

Nestled in a cul-de-sac, this deceptively spacious semi detached home offers versatile and stylish living across two floors. The ground floor features a welcoming entrance hall, a generous lounge leading into a well-proportioned dining room, and a modern kitchen complete with integrated appliances and a practical utility area. A bright conservatory provides additional living space, ideal for relaxing or entertaining, alongside a convenient downstairs cloakroom/WC. Upstairs, the first floor hosts four generously sized bedrooms, including a stunning main bedroom with a vaulted ceiling and a raised mezzanine—perfect as a reading nook or home office—plus a en-suite. In addition, there is a separate family bathroom. Outside, the property boasts a well-presented private rear garden and a front driveway leading to a garage, offering both comfort and convenience.

Entrance Porch

Composite door to the front, tiled flooring

Entrance Hall

Double glazed double doors to the entrance porch, stairs to the first floor, laminate wood effect flooring, radiator.

Cloakroom/Wc

low level wc, vanity sink unit, tiled splash backs, tiled flooring, radiator.

Lounge

15' 4" x 15' 3" max (4.67m x 4.65m max)
Double glazed window to the front, radiator, laminate wood effect flooring, inset gas fire and surround

Dining Room

10' x 9' 10" (3.05m x 3.00m)
Double glazed french doors to the conservatory, radiator, laminate wood effect

flooring

Kitchen/ Utility Area

17' x 9' 4" max (5.18m x 2.84m max)
Double glazed window to the rear, a range of modern style fitted wall and base units, tiled splashbacks, induction hob, under counter electric oven, space for tumble dryer, space for washing machine, one and a half bowl sink unit with mixer tap, 2 built in storage cupboards, integrated dishwasher, space for fridge/freezer, radiator

Conservatory

12' 4" x 10' 1" (3.76m x 3.07m)
Double glazed, tiled flooring, under floor heating, radiator, double glazed door to the rear garden.

First Floor Landing

Loft access with loft ladder and part boarded with insulation, radiator, storage cupboard

Bedroom One

19' 10" x 7' 6" max (6.05m x 2.29m max)
Double glazed window to the front, stairs to the mezzanine with down lighters and eaves storage, radiator

En-Suite

Double glazed frosted window to the rear, walk in shower, vanity sink unit, low level WC, heated towel rail, tiled splashbacks, radiator, downlighters, extractor fan.

Bedroom Two

12' x 9' (3.66m x 2.74m)
Double glazed window to the front, radiator, laminate wood effect flooring

Bedroom Three

13' 7" x 12' 2" (4.14m x 3.71m)

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

Bedroom Four

8' 2" x 7' 2" (2.49m x 2.18m)

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

Bathroom

Double glazed frosted window to the rear, three piece bathroom suite panel bath with mixer tap and attachment, pedestal hand basin, low level WC, tiled splashback, radiator, down lighters

Front Garden

Driveway for several cars leading to the garage

Rear Garden

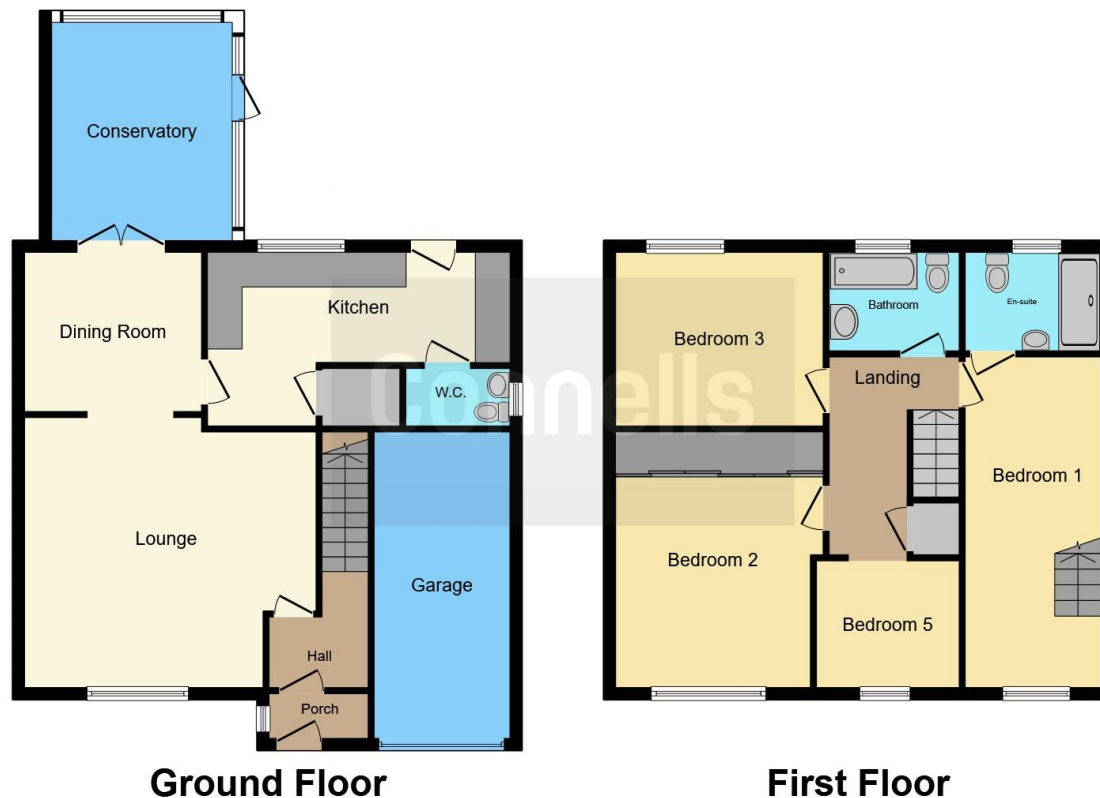
Enclosed with lawn, paved patio, side access and courtesy door to the garage

Garage

17' 4" x 8' 5" max (5.28m x 2.57m max)

metal up and over door, light and power, wall mounted gas boiler





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: Council Tax
 Awaited Band: D

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Tenure: Freehold



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