



**Connells**

Cadbury Heath Road  
Bristol



## Property Description

Nestled in a charming terrace, this beautifully presented cottage welcomes you with an inviting entrance hall leading to a spacious dining room and a cosy lounge featuring a characterful log burner. The modern-style kitchen is fitted with sleek integrated appliances and is complemented by a contemporary bathroom. Upstairs, the first floor offers three generously sized bedrooms, ideal for family living or flexible use. To the rear, the low-maintenance wraparound garden with artificial turf provides a perfect setting for outdoor entertaining, relaxing, or alfresco dining—ideal for enjoying sunny days with friends and family. The property also benefits from a private driveway accommodating 1-2 vehicles, complete with an electric vehicle charging point for added convenience.

## Entrance Hall

Door to the front, laminate wood effect flooring, stairs to the first floor, original style feature arch, radiator.

## Lounge

14' 6" max x 12' 6" ( 4.42m max x 3.81m )  
Double glazed window to the rear, inset log burner, understairs storage cupboard, radiator with cover.

## Dining Room

12' 6" x 11' 1" ( 3.81m x 3.38m )  
Double glazed window to the front, radiator, fireplace, radiator

## Kitchen

13' 9" x 6' 5" ( 4.19m x 1.96m )  
Double glazed window to the side, a range of fitted wall and base units with work tops and low level matching splashbacks, space for fridge/freezer, space for fridge, one and a half bowl stainless steel sink unit with mixer tap, under counter double electric oven, induction hob with cooker hood over, down lighters, cupboard concealing the gas boiler, integrated fridge, space for freezer, tiled flooring, double

glazed door to the rear garden

## Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising panel bath with mixer tap and shower attachment, pedestal hand basin, low level WC, tiled splashbacks, laminate wood effect flooring, down lighters, extractor fan, radiator.

## First Floor Landing

Two loft accesses one with loft ladder.

## Bedroom One

14' 6" x 12' 4" ( 4.42m x 3.76m )  
Double glazed window to the front, radiator

## Bedroom Two

9' 9" x 8' 6" max ( 2.97m x 2.59m max )  
Double glazed window to the rear, radiator

## Bedroom Three

9' 6" x 5' 6" ( 2.90m x 1.68m )  
Double glazed window to the rear, radiator

## Cloakroom/ Wc

low level Wc, wash hand basin

## Rear Garden

A lovely low maintenance wrap around garden laid to artificial lawn and wooden shed.

## Parking

There is a driveway for 1-2 vehicles with electric charging point





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