

estate agents **auctioneers**



224 Bedminster Road, Bedminster, Bristol, BS3 5NQ

£400,000



A newly constructed detached ( circa 1000 sq ft ) 3 bedroom family home with fine views and parking

- New Build
- Off Street Parking
- Detached Home
- Clifton Suspension Bridge Views
- High Quality Specifications
- 3 Double Bedrooms
- Private Rear Garden
- Stylish Kitchen
- Bi-Folding Doors

### The Property

An exceptional brand new home located in a popular Bedminster location featuring high quality specifications, with sweeping views of Bristol and the famous Clifton suspension bridge.

Upon entering the property you are greeted by a welcoming and pleasant entrance hallway, which firstly leads to an expansive living room providing a perfect room to host or relax in, coupled with seamless bi-folding doors leading to a finely maintained private garden. To the rear of the property is a stylish and contemporary kitchen featuring hard wooden flooring and oak worksurfaces with an impressive central island as a focal point within the room. Included are high quality integrated appliances with an array of wall and base units for storage.

The first floor accommodation comprises of three well-proportioned double bedrooms, the master notably benefits from far reaching views of Bristol and beyond. Completing the first floor is an attractive 3-piece family bathroom with elegant tiles and colour schemes.

Outside the property is a spacious private rear garden and off street parking for up to three cars at the front of the house. We highly recommend viewing this property to appreciate the dedication and detail poured into its design and finishings.

### Location

Located in one of Bristol's most sought after and popular locations, there is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory.

### Further Information

Building Warranty - TBC  
Tenure - Freehold

### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

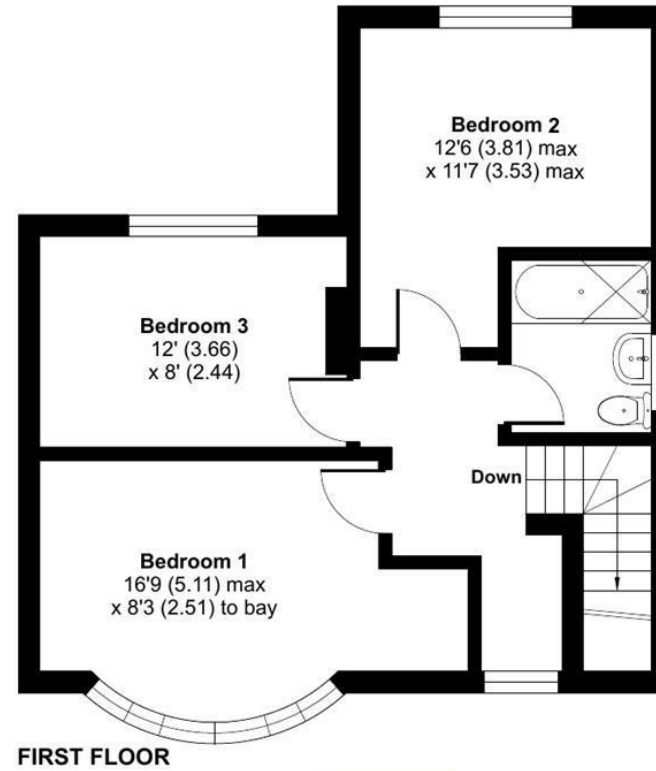
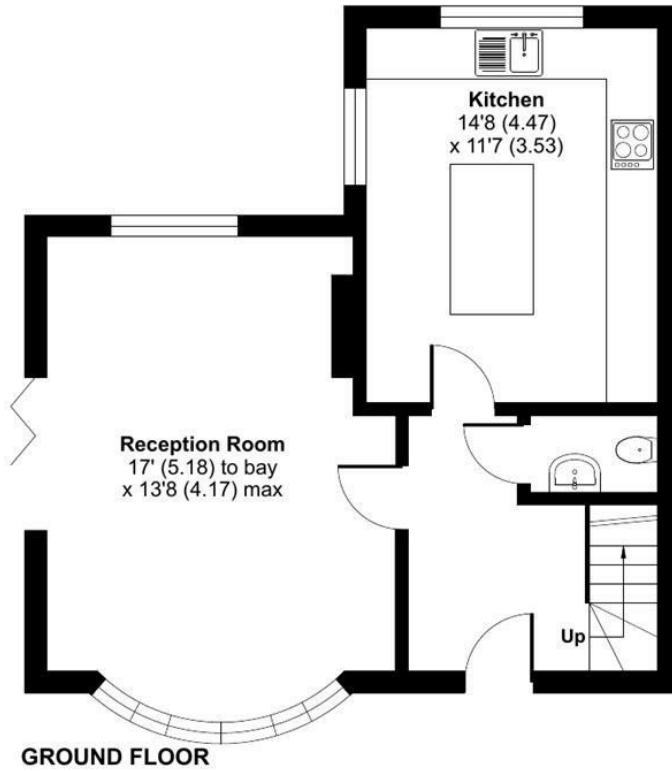




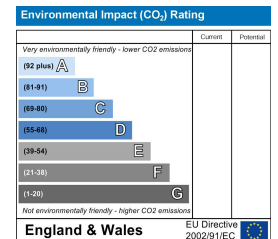
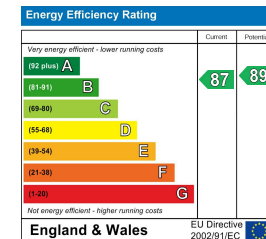
# Bedminster Road, Bristol, BS3

Approximate Area = 1026 sq ft / 95.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2023. Produced for Hollis Morgan. REF: 1043126



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