



Connells  
connells.co.uk 0127 855 4270  
FOR SALE

Connells

Kings Chase  
Bristol



## Property Description

This superb 4 bedroom semi detached family home is well positioned in a quiet residential cul-de-sac in Bedminster Down. The property is within reach of the hugely desirable North Street, a well-known and vibrant road running through Southville and Bedminster. Which offers an array of leisure and retail facilities nearby, with Bristol's premier events and conference centre Ashton Gate stadium, Imperial Retail and Leisure Park and Bedminster's bustling North Street all within a short drive, not to mention an abundance of free walks on the neighbouring Dundry Hills and North Somerset countryside.

Finished to an impeccably high standard with well-equipped modern fitted kitchen and bathroom suites, bi-folding rear doors filling the main living spaces with natural light and number of small finishing touches to include USB charging points and solar panels reducing future running costs, the developer's attention to detail is evident throughout each property.

All properties benefit from 10 year Warranty from when it was built only 5 years ago and allocated parking with a south facing garden.

## Entrance Hall

Double glazed door to front, radiator, stairs to first floor

## Cloakroom

Double glazed door to front, WC, wash hand basin

## Lounge

12' 4" x 9' 4" ( 3.76m x 2.84m )  
Double glazed window to front, radiator

## Office/Playroom

8' 5" x 8' 4" ( 2.57m x 2.54m )  
Radiator

## Kitchen/Diner

25' 6" x 11' 5" max ( 7.77m x 3.48m max )  
Double glazed window to rear, integrated appliances, wall and base units, work surfaces, bi-folding doors

## Bedroom 1

12' 7" x 11' 3" ( 3.84m x 3.43m )  
Double glazed velux window x2, radiator

## En-Suite

Shower cubicle, wash hand basin, WC

## Bedroom 2

15' 10" x 8' 7" ( 4.83m x 2.62m )  
Double glazed window to front, radiator

## Bedroom 3

10' 8" x 9' 3" ( 3.25m x 2.82m )  
Double glazed window to front, radiator

## Bedroom 4

9' 3" x 9' 1" ( 2.82m x 2.77m )

Double glazed window to rear, radiator

## Bathroom

Bath, Double glazed window to rear, WC, wash hand basin

## Front Garden

Driveway to front, side access

## Rear Garden

Enclosed, laid to lawn, patio, childrens play area,

## Parking

To front, dropped kerb









To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/BMR310693](https://connells.co.uk/Property/BMR310693)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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