



Connells

Litfield Court
Bishopsworth Bristol



Property Description

Nearly new Four double bedroom family home in the ever popular Uplands, South Bristol. Litfield Court was built 5 years ago by a reputable local builder and the owners of this property have further upgraded the property, making it the perfect 'turn-key' family home. Comprising in brief an open plan downstairs living/kitchen space, utility cupboard, downstairs W/C, four double bedrooms (one with en-suite) and two bathrooms. Further benefits include a rear garden, off-road parking and stunning views over fields to the rear.

Also benefits from underfloor heating throughout, off street parking and views across Dundry and beyond. The development is situated in a fantastic part of Bristol, allowing access to fantastic local schools, a short five minute drive to Bristol Airport and also within 5 miles from the hustle and bustle of Bristol City Centre.

Entrance Hallway

Access to the property through the front door into the entrance hallway. Access to the W/C and utility cupboard. Door leading to the open plan living/kitchen/dining.

W/C

Leading from the entrance hallway into the W/C. UPVC double glazed window to the rear. The W/C consist of a wash basin and W/C. Chrome towel rail. Ceiling light.

Living/Dining/Kitchen

Irregular Shaped Room 30' 1" x 14' 4" (9.17m x 4.37m)

open plan layout , Leading from the entrance hallway into the lounge/diner. UPVC double glazed bi folding doors to rear. UPVC double glazed window to the front. Matching wall and base units. Integrated dishwasher, fridge, freeze and microwave. Gas cooker and extractor above. Inset sink. Italian recess ceilings with LED lights.

First Floor Landing

Stairs leading from the ground floor to the first floor. . Access to both bedrooms and the bathroom. Ceiling light.

Master Bedroom

14' 1" x 10' 1" (4.29m x 3.07m)

Leading from the first floor landing into the master bedroom. UPVC double glazed window to the rear. Ceiling light. Access to the en-suite.

En Suite

Leading from the master bedroom into the en-suite. The en-suite consists of a W/C, wash basin and shower unit. Tiled flooring. Under floor heating. Chrome towel rail.

Bathroom

Leading from the landing into the bathroom. The bathroom consists of a W/C, wash basin and a bath. Chrome towel rail. Tiled flooring. Ceiling spot lights.

doors opening to the rear garden.

Bedroom Two

14' 1" x 11' 2" (4.29m x 3.40m)

Leading from the landing into bedroom 2. Two double glazed windows to the front. Ceiling light.

Second Floor Landing

Stairs leading from the first floor. Loft access. LED Censored lights. Access to both bedrooms and bathroom.

Bedroom Three

Leading from the landing into bedroom 3. UPVC double glazed window to the rear. Ceiling spotlights.

Bedroom Three

10' 2" x 11' 1" (3.10m x 3.38m)

Leading from the landing into bedroom 3. UPVC double glazed window to the rear. Ceiling spotlights.

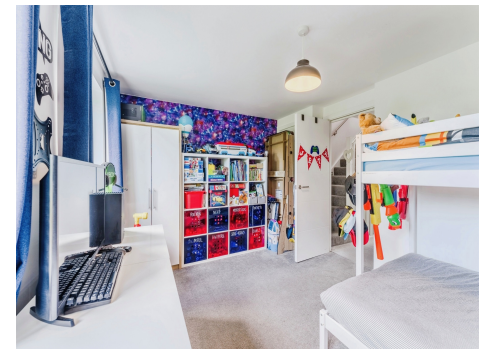
Bedroom Four

15' 1" x 10' 1" (4.60m x 3.07m)

Leading from the landing into bedroom 4. UPVC double glazed sky light. Ceiling light.

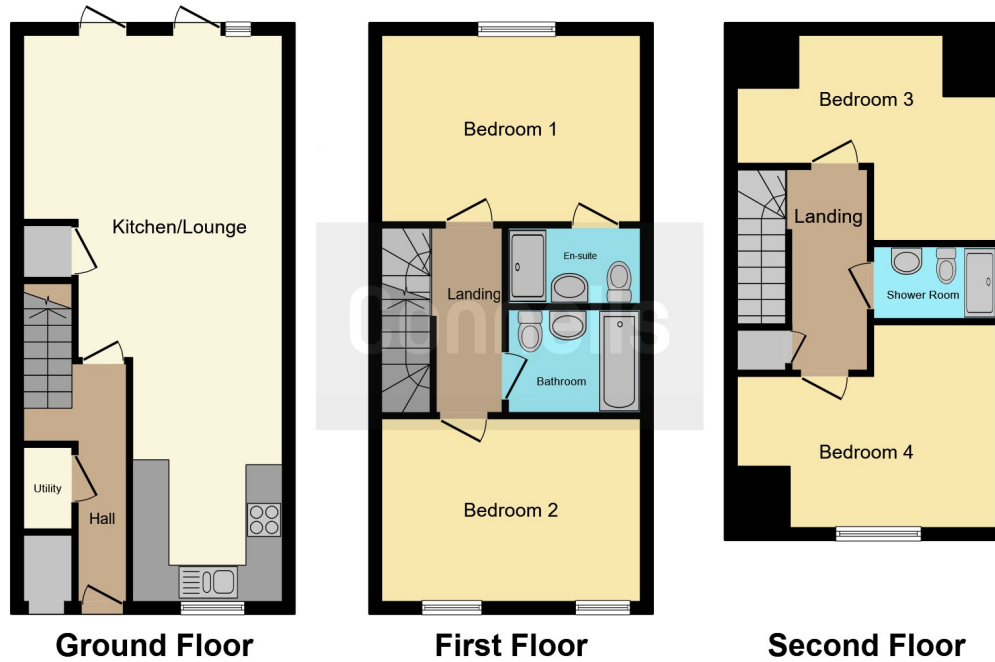
Rear Garden

Leading from the living room into the rear garden. Enclosed by fences. Artificial lawn area. Patio area. UPVC double glazed bi-fold









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: B

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Tenure: Freehold



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Property Ref: BMR310875 - 0005