



**Connells**

Durnford Street  
Ashton Bristol





### Property Description

This beautifully presented 4-bedroom end-of-terrace home in sought-after BS3 offers 136 sq. m of stylish, modern living, ideal for families or professionals.

Inside, the open-plan lounge and dining area features high ceilings, a cozy wood burner, and a bright atmosphere, while the extended kitchen (only 5 years old) provides ample workspace and a built-in breakfast booth.

Upstairs, a luxurious loft conversion (completed in 2022) houses the stunning master suite (5.3m x 3.5m) with a private en suite. Two spacious double bedrooms offer comfort, while the versatile fourth bedroom is perfect as an office or nursery. Air conditioning in the loft and dining room ensures year-round comfort.

A professionally upgraded garage (6.18m x 5.75m) serves as a fully equipped home gym with a new roof (4 years old) and remote-controlled, insulated electric door (1 year old). It fits one medium and one small car or functions as an ideal workshop, studio, or storage space.

Outside, a private sunny patio is perfect for BBQs and relaxation. The property is EV charger-equipped and benefits from free on-street parking—a rare perk in Southville.

Located near Greville Smyth Park, residents enjoy green space, summer events, and affordable tennis court access, with supermarkets, restaurants, schools, and transport links all within walking distance.

### Entrance Hall

Double glazed window and door to front.

### Lounge Area

15' 4" x 14' 1" ( 4.67m x 4.29m )

Front-facing double-glazed window, wall-mounted radiator, log-burning fireplace, and

TV point for convenience

### Dining Area

12' 11" x 11' 5" ( 3.94m x 3.48m )

### Kitchen

17' 9" x 8' 8" ( 5.41m x 2.64m )

This space features a double-glazed side window and rear door, an electric oven and hob with an extractor fan, a stainless steel sink and drainer, and plumbing for a washing machine and dishwasher. Matching base and wall units provide ample storage with work surfaces above.

### Bedroom One (Loft Room)

17' 6" x 11' 10" ( 5.33m x 3.61m )

Double glazed window to rear and velux window to rear elevation. Built-in wardrobes and wall-mounted radiator.

### En-Suite

Double glazed window to rear. Tiled walls, double shower cubicle and low level WC and wash hand basin.

### Bedroom Two

13' 7" x 12' ( 4.14m x 3.66m )

Double glazed window to front. Wall-mounted radiator.

### Bedroom Three

12' 10" x 11' 11" ( 3.91m x 3.63m )

Double glazed window to front. Wall-mounted radiator.

### Bedroom Four

9' 7" x 7' 6" ( 2.92m x 2.29m )

Double glazed window to front. Wall-mounted radiator.

### Bathroom

Double glazed window to rear. Panelled bath with shower over and

glass screen. Low level WC and wash hand basin with built-in storage under. Large mirror and vinyl flooring.

## Rear Garden

Fully enclosed courtyard rear garden laid to patio. Access to garage.

## Garage

20' 3" x 18' 10" ( 6.17m x 5.74m )  
Double glazed windows. Lighting, power, water, and EV charging.







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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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