



**Connells**

Swiss Drive  
Ashton Vale Bristol





### Property Description

Connells are pleased to present this beautifully updated three-bedroom + loft room, mid-terrace home in desirable Ashton Vale. Thoughtfully modernised, this property offers a stylish yet practical living space ideal for families.

Upon entering, you are welcomed into a spacious lounge—an inviting area perfect for relaxation. The lounge flows into the open-plan kitchen/diner, where natural light enhances the space and provides a seamless transition to the garden. The modernised kitchen offers generous countertop space, making it well-suited for everyday meals and entertaining.

The first floor hosts three well-proportioned bedrooms, all offering ample storage, along with a stylish new family bathroom.

The second floor features a newly converted loft room, providing versatile space for a home office, guest room, or extra living area.

Situated on Swiss Drive, a quiet, sought-after street, the property benefits from excellent transport links to Bristol City Centre, Bristol International Airport, and the Bristol Link Road. It is within easy reach of Wapping Wharf, Bristol Temple Meads station, and several well-regarded schools. Ashton Vale offers vibrant independent shops, bars, cafes, and restaurants on North Street, just a 15-minute walk away. Additionally, the home is close to green spaces such as Gores Marsh Park, Ashton Court Estate, and Greville Smyth Park.

### Kitchen/Diner

Irregular Shaped Room 18' 1" max x 16' 2" max ( 5.51m max x 4.93m )

Spacious kitchen/diner with plenty of natural lighting. Double glazed french windows to rear, as well as additional double glazed door. Total of 4 double glazed windows. Carpeted throughout and finished to a high specification.

Matching base and head units. Integrated

appliances.

### Living Room

16' max x 10' 2" ( 4.88m max x 3.10m )

Double glazed bay window to front. Spacious lounge with ample room for plenty of furniture. Recently finished to a high specification.

### Bedroom One

12' 2" max x 10' 10" max ( 3.71m max x 3.30m max )

Fantastically sized main bedroom. Recently carpeted throughout with double glazed bay window to front.

### Bedroom Two

12' 10" max x 10' 10" max ( 3.91m max x 3.30m max )

Great sized second bedroom. Double glazed window to rear. Ample space for storage, recently carpeted throughout.

### Bedroom Three

8' 11" x 6' 11" ( 2.72m x 2.11m )

Well-sized third bedroom. Large double glazed window to front. Can be used as a double room, but equally would be a great space for a home office.

### Loft Room

16' 5" x 12' 2" ( 5.00m x 3.71m )

Amazing recently configured loft conversion space. A space with many uses. Under-eave storage on both sides, and velux window to rear elevation. An opportunity to make a great space truly your own.

### Bathroom

Recently installed four-piece bathroom suite. Separate shower cubicle with glass screen around. Low level WC with vanity cabinet underneath.

Paneled bath alongside. Towel rail.

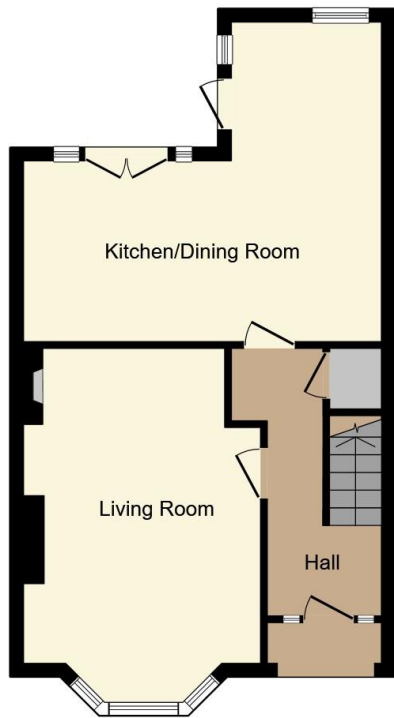
## Rear Garden

Large family rear garden mainly laid to lawn. with rear access via lane, outside light and power

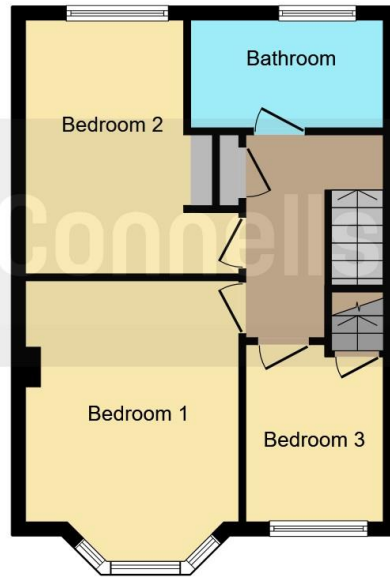
## Driveway

Off street parking to the front for two cars

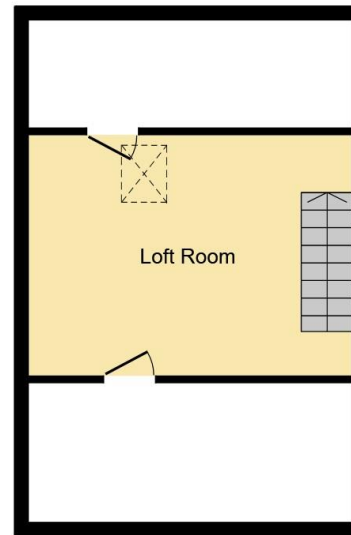




**Ground Floor**



**First Floor**



**Second Floor**

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: B

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Tenure: Freehold



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