



**Connells**

Footshill Close  
Bristol





## Property Description

Located within walking distance of Magpie Bottom nature reserve area, this well-presented 3 bedroom semi-detached property offers generous accommodation in this sought after location. The current owners have made internal alterations to the property and it now boasts a dining room where the original garage was and further internal alterations to ensure the house is both well planned and well presented. A conservatory off the living room, over-looking the well maintained rear garden with side pedestrian access, compliments the 2 additional reception rooms and 3 bedrooms. The 'C'shaped landing immediately gives the upstairs a feeling of space and light and a large 'tilt and turn' window to the side aspect on the landing means the light literally beams in.

Located within catchment area of Beacon Rise Primary School which was rated Ofsted Outstanding in December 2023.

Properties in this location do not come to the market very often and therefore, an early viewing is highly recommended to avoid missing the opportunity to move to this lovely location.

## Entrance

UPVC double glazed door to the entrance hall,

## Entrance Hall

Stairs to first floor and landing, doors to ground floor accommodation

## Living Room

16' 1" x 11' 7" ( 4.90m x 3.53m )

UPVC double glazed window to the rear aspect, radiator, square arch to the conservatory.

## Conservatory

UPVC double glazed panels to the side and rear aspects, UPVC double glazed door to the rear garden.

## Kitchen

16' x 11' 7" ( 4.88m x 3.53m )

UPVC double glazed window to the front aspect, range of wall and base units with worktops over incorporating a 1 1/2 bowl ceramic sink unit with drainer, freestanding dishwasher, freestanding fridge/freezer, Breakfast bar divide to the dining room.

## Dining Room

16' x 7' 1" ( 4.88m x 2.16m )

UPVC double glazed door to the front garden with obscure glazed panels to each side, radiator, door to the entrance hallway, wall and base units offering additional kitchen storage, radiator

## Upstairs Landing

C shaped balcony landing, large tilt and turn UPVC double glazed to the side aspect (offering fire escape), loft access (the loft has boarded space and contains the central heating boiler)

## Bedroom 1

11' 6" x 11' 7" ( 3.51m x 3.53m )

UPVC double glazed window to the rear aspect, range of built-in wardrobes, radiator.

## Bedroom 2

10' 8" x 8' 5" ( 3.25m x 2.57m )

UPVC double glazed window to the front aspect, radiator.

## Bedroom 3

10' 1" x 7' 3" ( 3.07m x 2.21m )

UPVC double glazed window to the front aspect, radiator

## Bathroom

UPVC double glazed obscure window to the rear aspect, suite comprising panelled bath, low level wc, vanity wash hand basin, walk-in shower cubicle with independent electric shower inset.

## Outside

## Front

Laid to driveway providing off street parking, pathway to side with gate providing pedestrian access to the rear garden.













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**EPC Rating: Awaited**

Tenure: Freehold

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Property Ref: KWD310126 - 0003