



**Connells**

Grimsbury Road  
Bristol





## Property Description

Situated in this popular location close to Grimsbury Farm, this 3 bedroom extended family home offers well planned, spacious accommodation including a modern fitted kitchen/dining room for family and friends time together, a separate living room and a beautiful Edwardian style Orangery conservatory which opens onto the 80f plus established rear garden with secret areas, part patio, established plants, trees and shrubs that leads down to 18ft x 12ft Summerhouse and additional shed. In addition, there are 3 bedrooms (2 doubles and a single) and a family shower room. With a driveway to the front providing off road parking, we know this property is going to be popular so please call us promptly to book your viewing. \*\*\* PHONE 01179 353013 TO BOOK YOUR OPEN HOUSE VIEWING\*\*\*

## Living Room

12' x 12' ( 3.66m x 3.66m )  
UPVc double glazed bay window to the front, radiator, feature fire surround with fire inset archway to the dining area. Vendor comment - the adjoining wall is soundproofed with 3" professional soundproofing material,

## Dining Area

12' x 11' ( 3.66m x 3.35m )  
UPVc patio door to the orangery ( part brick built conservatory), radiator, breakfast bar divide to the kitchen with base cupboards under and shelving the end, worktop over.

## Conservatory (Orangery)

11' 7" x 6' 11" ( 3.53m x 2.11m )  
UPVc double glazed Edwardian style conservatory with polycarbonate roof, tiled floor, radiator and door to the rear garden.

## Kitchen

12' 6" x 5' 8" to breakfast bar ( 3.81m x 1.73m to breakfast bar )  
Well planned modern kitchen with a good range of storage wall and base units with worktops over, integrated double oven and hob, sink unit with mixer tap over, plumbing for an automatic washing machine and dishwasher, space for a fridge freezer, UPVc double glazed window to the rear aspect and UPVc double glazed window to the side aspect.



## First Floor

### Landing

UPVc double glazed window the side aspect, doors to the three bedrooms and the family shower room, loft access to part boarded loft with drop down ladder.

### Bedroom 1

14' 5" x 9' 11" ( 4.39m x 3.02m )

UPVc double glazed window to the front aspect, radiator, built in wardrobes.

### Entrance Hall

Double glazed door to the front, radiator, stairs to first floor accommodation.

### Bedroom 2

12' x 9' 10" ( 3.66m x 3.00m )

UPVc double glazed window to the rear aspect, radiator, storage cupboard.

### Bedroom 3

8' 4" x 5' 11" ( 2.54m x 1.80m )

UPVc double glazed window to the front, radiator.

## Shower Room

UPVc double glazed obscure window to the rear aspect, shower area comprising wall mounted shower in a wet room format with grab rails and curtain surround, low level wc, wash hand basin, radiator.

## Outside

### Front

Laid to driveway with some established planting and pathway to the front door, boundary wall enclosure and gate to the side offering pedestrian access to the rear garden.

### Rear Garden

Beautifully presented and planned 80ft plus established rear garden with an 18' x 12' Summerhouse and shed at the end, part patio, and established planting with a selection of mature shrubs, plants and trees, fully enclosed.















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**EPC Rating: D**

Tenure: Freehold

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