



Connells

Tower Road
Bristol



Property Description

This well-presented extended detached family home offers well planned accommodation throughout and been maintained to a high standard by its present owners. In addition, the vendors have retained some original style features and a sense of both light and space, starting in the fabulous entrance hall. Downstairs, this property offers 2 receptions and a well-planned modern kitchen/breakfast room. Upstairs, 5 bedrooms, a modern family bathroom and an additional modern shower room ensure that there is no queuing for the bathroom. Externally, a low maintenance, enclosed and established rear garden is both perfect for family play and entertaining and to the front, an established area with driveway providing off street parking. *** A TRADITIONAL FAMILY HOME THAT SHOULD BE VIEWED TO BE FULLY APPRECIATE***

Entrance

UPVc double glazed door to the entrance porch

Wooden Door To Entrance Hall

With beautiful stained glass surrounds to each side and above.

Entrance Hall

Stairs to first floor and landing, doors to downstairs accommodation.

Living Room

14' 4" x 11' 8" (4.37m x 3.56m)
UPVc double glazed bay window to the front aspect, feature woodburner, radiator.

Dining Room

12' 4" x 11' 1" (3.76m x 3.38m)
UPVc double glazed window to the rear aspect, radiator, door to the rear garden.

Kitchen/Breakfast Room

17' 7" x 8' 5" (5.36m x 2.57m)
UPVc double glazed windows to the rear aspect, UPVc double glazed door to the side aspect opening onto side access path to the garage and side gate. Good range of base units with roll edge worktops, plumbing for an automatic washing machine and built in Range style cooker, radiator

Bedroom 1

12' 4" x 12' 1" (3.76m x 3.68m)
UPVc double glazed window, built in wardrobe, radiator

Bedroom 2

11' 8" x 11' 4" (3.56m x 3.45m)
UPVc double glazed window, built in wardrobe, radiator

Bedroom 3

9' 8" x 8' 8" (2.95m x 2.64m)

UPVc double glazed window, radiator.

Bedroom 4

9' 8" x 8' 3" (2.95m x 2.51m)

UPVc double glazed window, radiator.

Bedroom 5

8' 2" x 7' 8" (2.49m x 2.34m)

UPVc double glazed window, radiator.

Family Shower Room

Modern suite comprising walk-in shower cubicle, low level wc, vanity wash hand basin, radiator, UPVc double glazed obscure window to the side.

Family Bathroom

Modern suite comprising paneled bath with independent electric shower over, vanity wash hand basin, vanity wc, UPVc double glazed obscure window to the rear aspect, radiator.

Outside

Front

Laid to driveway and established area, partly enclosed by wall with side pedestrian access to the rear garden and garage.

Rear

Covered area just off of the dining room, the garden is laid mainly to quality artificial grass with established trees and plants. Pedestrian access to the garage/home office.

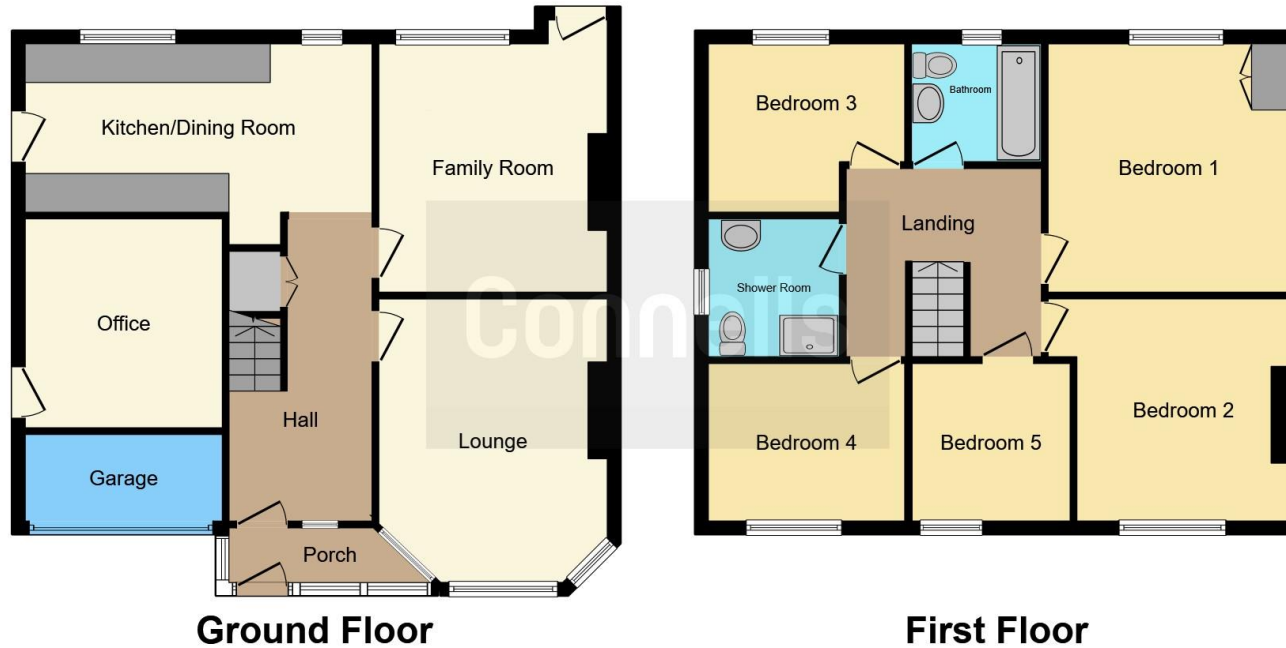
Garage/Home Office

Currently converted into a home office by the current vendors, boarded and insulated with power and light, the front of the garage is still usable via the up and over door for storage and has power and light.









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: Awaited

Tenure: Freehold

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