



**Connells**

Lintham Drive  
Bristol



## Property Description

This amazing property is a must see! Situated within a quiet area on the cusp of Hanham and Kingswood, benefiting from green spaces nearby, schools, amenities, and great access to the ring road. The end-terraced home is immaculate and the interior design is off the highest standard containing solid oak flooring, granite worktops and porcelain tiling. Each room is very spacious, benefiting from fantastic natural light throughout. A fully landscaped rear garden with side access from the off-street parking is a fantastic feature of the property. Lintham Drive comprises four bedrooms, a master en-suite, a fantastic wet room, family bathroom, open-plan kitchen/lounge/diner, utility room, an additional lounge room, private rear garden and off-street parking.

## Accommodation

Front door leads though into an entrance hallway

## Entrance

Circuit breaker. Central heating radiator. Doors off to principle rooms.

## Lounge/Diner

13' 5" max x 26' max ( 4.09m max x 7.92m max )

PVCU windows to front aspect, gas central heating radiator, built in storage coves, spotlights, woodburner, hanging lights, leading to utility room. Solid oak flooring.

## Second Lounge

15' 4" plus bay x 12' ( 4.67m plus bay x 3.66m )

Spotlights. Central heating radiator. Wooden wall with Aztec design. TV point. Fire door. Thermostat control for the central heating. Entrance to kitchen. Stairs to first floor landing.

## Kitchen

16' 7" max x 9' 10" max ( 5.05m max x 3.00m max )

Granite worktops. Gas oven and cooker. Extractor. Spotlights above head. Integrated dishwasher, washing machine, integrated wine cool. gas central heating radiator. Solid oak flooring.

## Utility

6' 1" x 3' 3" ( 1.85m x 0.99m )

plumbing for tumble dryer and washing machine. extractor

## Wc

Central heating radiator. Vanity wash hand basin. WC. Wall mirror.

## First Floor Landing

Doors leading to family bathroom, bedrooms 1,2,3,4, and wet room. Storage cupboard with a light. Gas central heating radiator. Chandelier.

## Bedroom 1

10' 4" x 9' 9" ( 3.15m x 2.97m )

PVCU window to rear aspect. Gas central heating radiator. Built in wardrobes. Door leading to en-suite.

## En-Suite

Rainfall shower. Shaving point. Toilet. Shaving point. Spotlights. Sink basin with storage below. PVCU window to rear aspect. Tiling around the shower en-suite.

## Bedroom 2

14' 9" x 10' 1" ( 4.50m x 3.07m )

Gas central heating radiator. PVCU window to rear aspect.

## Bedroom 3

11' x 10' ( 3.35m x 3.05m )

PVCU window to front aspect. Gas central heating radiator.

## Bedroom 4

12' 8" max x 8' 1" max ( 3.86m max x 2.46m max )

Built in wardrobes. PVCU windows to front aspect. Gas central heating radiator.

## Wet Room

Tiling around perimeter of room. Rainfall shower. Toilet. Raised free-standing sink. Heated towel rail. Extractor.

## Family Bathroom

Deep-lying bath and rainfall shower head. Toilet. Heated towel rail. Brick-style tiles. Spotlights and extractor fan.

## Outside

Rear Garden

Three-tiered rear garden with bi-folding patio doors. Side access with wooden door leading to off-street parking. Porcelain tiles. Artificial grass. Fencing around circumference of garden. Lights on outside of property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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