



Connells

Claypool Road
Bristol



Property Description

Standing proudly in a much-favoured residential location. This exceptionally well-appointed family home has much to admire. In brief the property comprises entrance hall, lounge/diner, kitchen, three first floor bedrooms, bathroom and a stunning attic room with superb far-reaching views. The property is further enhanced by double glazing, gas central heating an enclosed sunny garden and double garage.

Front Door

Leading to...

Entrance Porch

Obscure glazed windows and door through to the...

Entrance Hall

Radiator. Under stairs storage cupboard.

Lounge / Diner

23' 5" x 12' Max (7.14m x 3.66m Max)
Dual-aspect double glazed windows to front. Radiator and a vertical-style radiator. Beech fireplace.

Kitchen

15' 9" x 8' 4" (4.80m x 2.54m)
Double glazed window to rear. Obscure double glazed window to side and a double glazed door providing access to outside. The kitchen itself is equipped with a range of modern wall and base-mounted units with ample work surfaces, including a half and a half bowl sink and drainer with mixer tap, integrated electric oven and grill, separate gas hob, splashback and cookerhood over. Breakfast bar with seating for two people with a vertical retro-style radiator. Recess and plumbing for an automatic washing machine. Integrated fridge freezer and dishwasher. Partial tiling. Inset lighting.

First Floor Landing

Main Bedroom

11' 7" max x 11' 1" (3.53m max x 3.38m)
Double glazed window to front. Radiator.

Bedroom Two

11' 4" x 8' 8" plus recessed wardrobe area (3.45m x 2.64m plus recessed wardrobe area)
Double glazed window to rear. Radiator.

Bedroom Three

8' 4" max x 7' 8" max (2.54m max x 2.34m max)

Double glazed window to front.

Bathroom

A very modern suite comprising low-level W.C, 'pedestal wash hand basin with mixer tap, P' shaped bath with curved shower panel, mixer tap and integral shower over. Obscure double glazed windows to rear. Radiator. Full tiling.

Second Floor

Attic Room

17' max x 14' 4" max (5.18m max x 4.37m max)

Double glazed window to front. Vertical-style radiator. Sink with mixer tap. Tilting cupboard.

Rear Garden

A real feature of this property is the generous nature of it's garden. It's laid to a combination of patio, lawn and decking. To the rear of the garden is the...

Double Garage

18' 7" x 7' 4" (5.66m x 2.24m)

Up and over door.









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T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C

Tenure: Freehold

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