



**Connells**

Colston Street Colston Street  
Soundwell Bristol

# Colston Street Colston Street Soundwell Bristol BS16 4PF

for sale  
£400,000



## Property Description

This beautifully designed brand-new Detached dormer bungalow has been built to an exceptionally high specification, offering a flexible layout to suit a variety of lifestyles.

Upon entering through the stylish grey composite front door, you are welcomed into a bright and spacious hallway. The downstairs room can be used as either a third bedroom or an additional sitting room, providing great versatility. Also on the ground floor is a modern family bathroom, featuring a fully fitted P-shaped bath with shower over, a contemporary wood grain effect vanity unit, laminate flooring, and a fully tiled shower area.

The heart of the home is the impressive open-plan kitchen-diner, a large and bright space with patio doors leading to the rear garden. The sleek grey slab kitchen cupboards are complemented by a white marble-effect laminate worktop, creating a stylish and modern feel. The kitchen is fitted with a Lamona oven, hob, and dishwasher, along with space for an American-style fridge-freezer. This sunny and inviting room is perfect for both everyday living and entertaining.

Upstairs, the first floor boasts two generously sized double bedrooms, including a spacious master bedroom with an en-suite. The en-suite is fully tiled and features a large shower cubicle, a vanity unit, and a wash-hand basin, all finished to a high standard.

This superb family home, or ideal downsizer's retreat, also benefits from solar panels, gas central heating, off-street parking, and a private rear garden.

Viewing is essential to fully appreciate everything this stunning property has to offer. Contact us today to arrange a viewing!

## Additional Location Benefits

Soundwell is conveniently placed for accessing shops and amenities on both Kingswood High Street and Staple Hill. There are a good selection of schools and nurseries in the area as well as parks, also The Soundwell leisure centre is a short walk away making this a perfect family home. There are also good commuter links including the 'Ring Road' and links to Bristol City Centre.

## Specification Breakdown

General Features:

- o New Build: Brand-new property with no forward chain, set for completion Spring '25
- o High-Quality Finish: Completed to a high standard with modern features.
- o Convenient Location: Offering easy access to local amenities.

Interior:

- o Three bedrooms, including a master with

en-suite.

- o Two modern bathrooms with stylish fixtures.
- o Kitchen Family Room with French doors to the garden.
- o Kitchen/diner with contemporary grey gloss slab units and appliances.

Kitchen & Appliances:

- o Grey gloss slab kitchen
- o Stainless one-and-a-half bowl sink with chrome mixer tap.
- o Square-edged White marble effect worktop.
- o Lamona Single oven with microwave.
- o Lamona induction hob and extractor hood.
- o Lamona integrated Dishwasher.

Bathrooms:

- o En-suite to master bedroom with double shower,
- o Main bathroom with full-sized bath with shower over, glass shower screen, WC, and hand basin.
- o Vanity storage sink in main bathroom.
- o Oak-finish LVT flooring in bathrooms.

Flooring & Heating:

- o Wood-effect LVT flooring in kitchen/diner, bathrooms, and utility room.
- o Carpet in lounge and all bedrooms.

Exterior & Garden:

- o Driveway parking for two vehicles.
- o Rear Garden with grey patio slabs
- o Dark grey composite front door.

Energy Efficiency & Sustainability:

- o Solar panels.
- o Gas Boiler

## Measurements

Entrance Hallway

Kitchen Area - 8.2 x 8.1 max

Lounge/Diner - 21.8 x 10.2 max

Utility - 8.2 x 5.9 max

Bedroom 3/Reception room - 13.9 x 8.7 max  
(Walk-in storage cupboard - 6.6 x 5.0)

Bedroom 1 - 12.3 x 12.1 (with en-suite 8.2 x 4.9)

Bedroom 2 - 12.2 x 9.6 max

## Please Note

Please note that the photos being advertised are of a 3 bedroom detached property within the same development. Photos of our 1 & 2 bedroom properties will follow.

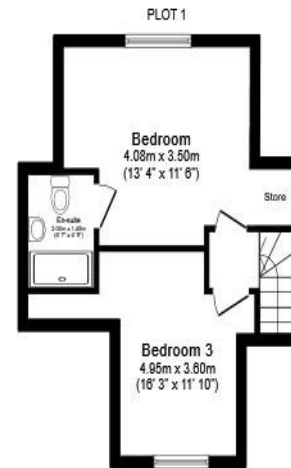








Ground Floor  
Floor area 51.9 m<sup>2</sup> (559 sq.ft.)



First Floor  
Floor area 30.6 m<sup>2</sup> (329 sq.ft.)

To view this property please contact Connells on

**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
BRISTOL BS15 8JX

EPC Rating:  
Exempt

**view this property online** [connells.co.uk/Property/KWD310774](https://connells.co.uk/Property/KWD310774)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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