



Connells

Colston Street Colston Street
Soundwell Bristol



Property Description

A fantastic opportunity to acquire this brand-new, beautifully finished two-bedroom home, featuring high-end appliances, solar panels, and central heating. Ideally suited for first-time buyers, investors, or those looking to downsize, this modern home offers stylish and energy-efficient living in a sought-after location.

Upon entering, you are welcomed into a spacious open-plan kitchen, family, and living area, designed for modern lifestyles. French doors open onto a fully enclosed rear courtyard, creating a perfect space for outdoor relaxation. The high-end kitchen boasts sleek white gloss slab units, complemented by a grey marble-effect worktop with an inset one-and-a-half bowl sink and mixer tap. Integrated Lamona appliances include an electric oven, gas hob, and fridge, while plumbing is provided for a washing machine.

The ground floor also features a convenient WC, which houses the solar panel equipment, alongside a low-level WC and wash-hand basin.

To the first floor, there are two generously sized double bedrooms, along with a stylish family bathroom, complete with a fully tiled separate shower cubicle featuring a luxurious double-head shower, and grey vanity unit, low level W.C.

Additional benefits include solar panels, central heating, double glazing, off-street

parking, and a charming courtyard area, ideal for alfresco dining.

This property is not to be missed-contact us today to arrange a viewing, as it won't stay on the market for long!

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
- o Central heating & Solar Panels

Interior:

- o 2 Bedrooms
- o Family bathroom with separate shower
- o Kitchen Family Room with French doors to the Courtyard
- o Kitchen/diner with contemporary gloss slab

units and integrated appliances

Kitchen & Appliances:

- o White 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
- o Lamona induction hob and extractor hood
- o Built-in Lamona fridge

Bathrooms:

- o Main bathroom with full-sized bath, separate shower cubicle, WC, and hand basin
- 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 courtyard with grey patio slabs
- o Dark grey composite front door

Energy Efficiency & Sustainability:

- o Solar panels
- o Gas Boiler
- o Double Glazing

Measurements

Kitchen Area - 7.4 x 10.3 max

Lounge/Diner - 22.1 x 17.9 max

Total open plan Kitchen/living/Dining area - 22.1 x 18.8 max

WC

Bedroom 1 - 14.7 (narrowing to 11.4) x 11.0 max

Bedroom 2 - 11.4 x 11.0 max

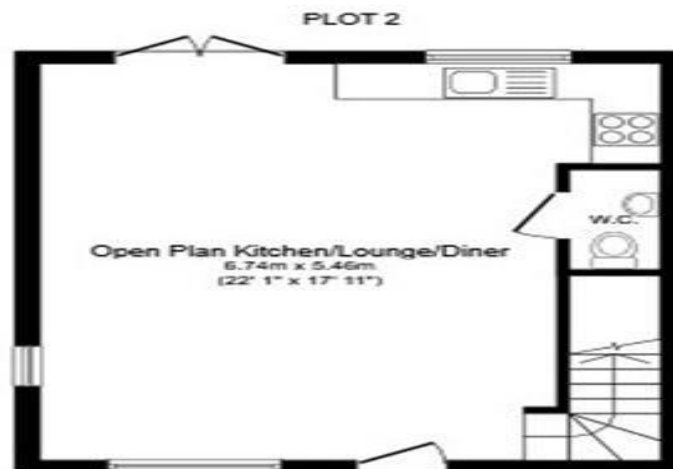
Family bathroom

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 36.6 m²
(393 sq.ft.)

To view this property please contact Connells on

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

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating:
 Exempt

view this property online connells.co.uk/Property/KWD310775

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD310775 - 0002