





Property Description

Rare and unique to the market comes this four/five-bedroom detached property with plenty of off-street parking and garage. Located in a quiet Cul-de-Sac style location within easy access of the city centre.

Located close to excellent transport links including Lawrence Hill Train Station, direct bus routes into the city centre and access to the Bristol and Bath cycle path; the property is also within a few minutes' walk to Church Road with its famed array of bars, eateries and locally owned amenities. With access to the motorway links easy to hand this property is also just a short distance to local green space Netham Park.

The property features a porch that leads into the entrance hallway. From the hallway, stairs ascend to the first floor, and on the ground floor, you'll find a W.C, a study, and a spacious lounge. Continuing through, the kitchen opens into a bright dining room. Adjacent to the kitchen is a garage, which is currently being used as a storeroom. The ground floor also includes an additional reception room, which can serve as a bedroom and benefits from an en-suite shower room. Upstairs, the first floor offers four generously sized bedrooms, as well as a separate bathroom and shower room.

Further benefits include gas central heating, double glazing and a generous low-maintenance rear garden.

This has to be seen in person!

Entrance/Hallway

A UPVC double glazed glass door leading into the porch, a further door leading into the hallway, stairs rising to the first floor, a central heating radiator.

Lounge

16' 10" x 13' 3" (5.13m x 4.04m)

A UPVC double glazed glass window, a central heating radiator, a tv point.

Kitchen/Dining Room

11' 11" x 11' 3" (3.63m x 3.43m)

The kitchen opens into a bright dining room.

A UPVC double glazed glass window to the rear garden, a central heating radiator, a range of base units and drawers with matching wall units, integrated oven and gas cooker with the extractor hood above, one and half bowl stainless steel sink and drainer with a mixer tap, French double doors opening to the large garden.

Study Room

A UPVC double glazed glass window and a central heating radiator.

Wc

Low level flush wc, a UPVC double glazed window and a central heating radiator.

Reception Room/Bedroom

18' 8" x 11' 7" (5.69m x 3.53m)

The ground floor also includes an additional reception room, which can serve as a bedroom and benefits from an en-suite shower room. This has a door leading out to the back garden, windows at end of the room and radiator.

Bedroom One

11' 7" x 7' 6" (3.53m x 2.29m)

A UPVC double glazed window and a central heating radiator.

Bedroom Two

9' 2" x 8' 2" (2.79m x 2.49m)

A UPVC double glazed glass window and a central heating radiator.

Bedroom Three

12' 1" x 11' 3" (3.68m x 3.43m)

A UPVC double glazed glass window and a central heating radiator.

Bedroom Four

12' 1" x 10' 3" (3.68m x 3.12m)

A UPVC double glazed glass window and a central heating radiator.

Bathroom

A UPVC double glazed window

Shower Room

A UPVC double glazed window and a central heating radiator.

Outside

To The Front

It is paved and enclosed with a small brick wall and gate and leads to the front door.

To The Rear

It is paved and rear garden also got a lawn area with plants and trees.

Garage

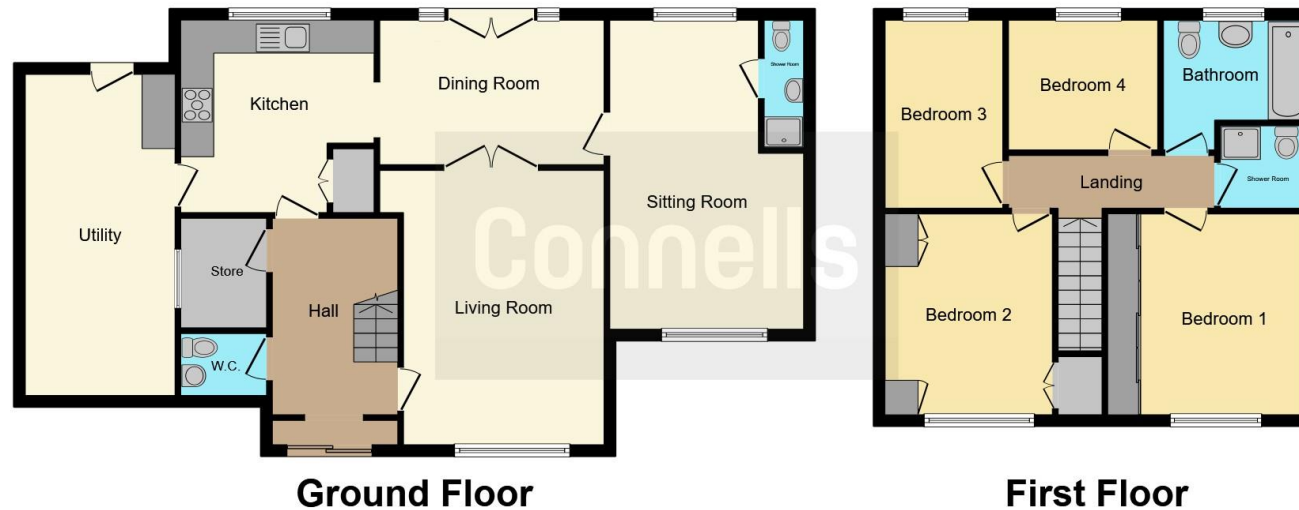
19' 1" x 8' 9" (5.82m x 2.67m)

Adjacent to the kitchen is a garage, which is currently being used as a storeroom.









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

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 BRISTOL BS15 8JX

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 Band: C

Tenure: Freehold

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