



Connells

Broadlands Drive
Bristol

Broadlands Drive
Bristol BS11 0PL

for sale
£410,000



Property Description

This substantial 4/5 bedroom semi-detached home is for sale with no onward chain.

Offering to the ground floor: entrance hall, 24 FT lounge, 22 FT kitchen, 10FT DINING ROOM 10 FT

office/studio/home cinema room and a 12 FT 9 conservatory. To the first floor there is a landing, 4

double bedrooms and family bathroom plus a fifth bedroom.

To the exterior there is ample off street parking to the front. To the rear of the property there is an outbuilding plus

lawned, decked and patio areas with a sizeable pond.

With superb access and transport links and local school and amenities this property is not to be

missed.

Entrance Hall

Downstairs Shower Room

7' 6" x 5' 9" (2.29m x 1.75m)

Cloak Room

2nd Cloakroom

Lounge

24' Into Bay x 13' 3" (7.32m Into Bay x

4.04m)

Home Office/Cinema Room

10' 9" x 10' 9" (3.28m x 3.28m)

Kitchen

22' 3" x 10' (6.78m x 3.05m)

Dining Room

10' 1" x 10' 7" (3.07m x 3.23m)

Conservatory

12' 9" x 10' 2" (3.89m x 3.10m)

Landing

Master Bedroom

15' 4" x 11' 4" (4.67m x 3.45m)

Bedroom Two

13' x 10' 11" (3.96m x 3.33m)

Bedroom Three

11' 4" x 9' 7" (3.45m x 2.92m)

Bedroom Four

13' 4" x 11' 3" (4.06m x 3.43m)

Currently being used as a first floor kitchen annex

Bathroom

Bedroom Five

9' 3" x 9' 3" Max (2.82m x 2.82m Max)

Front Garden

Rear Garden

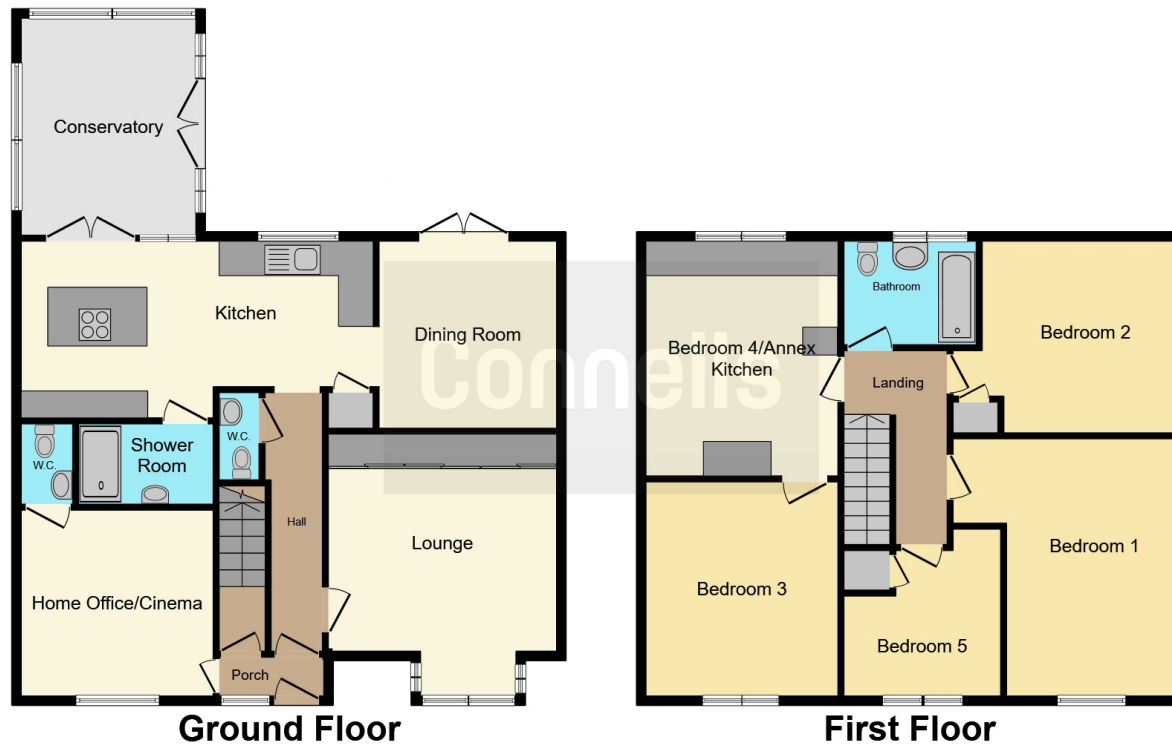
Off Road Parking

For multiple vehicles.









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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EPC Rating: D

Tenure: Freehold

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