



Connells

The Rhossili Beaufort Park
Wyck Beck Road Bristol

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Wyck Beck Road Bristol BS10 7TE

for sale
£420,000



Property Description

The Rhossili, is a thoughtfully designed three-bedroom home on the sought-after Charles Church development at Beaufort Park, Bristol. This attractive property combines functional living with stylish finishes and a practical layout suited to contemporary lifestyles.

The Ground Floor

On the ground floor, the bright living room stretches over 17 feet and features bi-fold doors that open onto a north-westerly facing rear garden, complete with patio, lawn and a handy storage shed.

The modern kitchen-diner at the front of the property is fitted with a range of integrated appliances and showcases light grey cabinetry, oak-effect LVT flooring, inset stainless steel sink, glass splashback, AEG gas hob and fan oven, and stainless steel extractor.

A separate utility room provides space for both a washing machine and tumble dryer, while a ground floor WC and two additional storage cupboards ensure convenience and organisation.

The First Floor

Upstairs are three well-proportioned bedrooms.

The principal bedroom benefits from an en-suite shower room with WC and hand basin, and the third bedroom includes built-in storage above the staircase - ideal for use as a home office or child's room. The family bathroom offers a bath, WC and basin.

The Home

This stunning home benefits from an EV car charging point to the front of the property, allocated parking for two cars and Solar PV reducing energy costs!

Stylish brushed chrome sockets, spotlights, under-counter mood lighting in the kitchen, and a combination of neutral carpets and wood-effect flooring throughout give this home a polished, move-in-ready finish.

Spec Detail Overview

General

- Windows - PVCu windows throughout with espagnolette multi-point locking system
- Front door - GRP with multi point locking system and slate effect door number plate
- Stairs and landing - painted spindles and pre-finished Oak handrail
- Internal doors - pre-finished Oak effect doors with chrome hardware
- Soft neutral carpet fitted throughout bedrooms, hall/stairs/landing and living room

Bathrooms

- Wall mounted Chrome dual fuel heated towel rail
- LVT wood effect flooring
- Showers - Kohler "Mira" in Chrome finish
- White suites with chrome taps and hardware

Kitchens

- Symphony "Plaza" kitchen unit range
- Worktops - 20mm Quartz worktop and matching upstand
- AEG appliances fitted include - Dishwasher, Fridge freezer, Gas hob and fan assisted oven
- Stainless steel chimney style extractor hood
- Soft closure doors and drawers

Car Charging

- EV Charging Point 7kWh Mode 3
- Where driveway is not situated at front of property duct with cable to be provided from external box location to driveway, and EV charging point to be free standing

Solar PV

- Panels as detailed under planning requirements

Measurements

Kitchen/Diner: 10'10" x 9'10"

Living Room: 17'9" x 9'9" (with bi-fold doors to garden)

Bedroom 1 (with en-suite): 10'9" x 11'7"

Bedroom 2: 10'11" x 10'10"

Bedroom 3 (with over-stair storage): 9'6" x 7'3"

Location

Beaufort Park is a well-located development off Wyck beck Road, within the BS10 postcode of Bristol.

The community offers a peaceful suburban lifestyle with access to local schools, shops, open spaces, and major road networks including the M5 and A4018. Commuters can reach Bristol city centre with ease, and there are excellent public transport links nearby.

The area also benefits from proximity to Cribbs Causeway, major supermarkets, leisure facilities, and health services.







Ground Floor



First Floor

Rhossilli

To view this property please contact Connells on

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6 Canford Lane
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EPC Rating:
Exempt

Tenure: Freehold

view this property online [connells.co.uk/Property/WOT309273](https://www.connells.co.uk/Property/WOT309273)



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