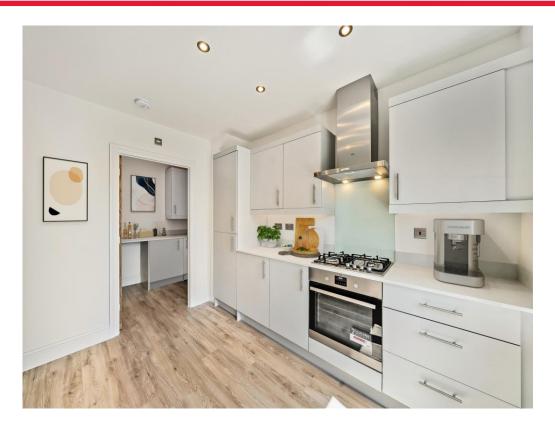


Connells

The Rhossili Beaufort Park Bristol

# The Rhossili Beaufort Park Bristol BS10 7TE







# **Property Description**

The Rhossili is a thoughtfully designed threebedroom 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.

# **Please Note**

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.









To view this property please contact Connells on

T 0117 950 1552 E westburyontrym@connells.co.uk

6 Canford Lane BRISTOL BS9 3DH

EPC Rating: Exempt

view this property online connells.co.uk/Property/WOT309305

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.