



Connells

Worrell Road
Frenchay Bristol



Property Description

A substantial three bedroom detached home which has been beautifully kept since its build.

To the ground floor you have the large living room providing the perfect space for relaxation after a long day. The gorgeous kitchen spanning the entire width of the home, benefits of integrated white goods, such as dishwasher, fridge-freezer, washing machine and hob/oven. Further along the hallway is the downstairs WC.

To the first floor are the two double bedrooms, the master boasting of built-in wardrobes and en-suite, along with the third bedroom which the current owners utilise as an office space. The family bathroom can also be located on the first floor, comprising of WC, basin and bath tub with overhead shower.

The rear garden has been beautifully landscape and meticulously thought out by the current owners, providing ample space for outdoor entertaining and finished off perfectly with flower beds running adjacent to the garden.

Further benefits to this amazing home include off street parking and garage for extra space.

Entrance Hall

Double glazed door to front, under stairs cupboard, radiator.

Cloakroom

Double glazed window to front, low level WC, wash hand basin.

Lounge

11' 2" Max x 15' 8" Max (3.40m Max x 4.78m Max)

Double glazed window to front, radiator.

Kitchen / Diner

18' 4" Max x 12' 4" Max (5.59m Max x 3.76m Max)

Double glazed French doors to rear, fitted kitchen comprising wall and base units, work surfaces, sink/drain, electric oven, gas hob, cooker hood, integrated fridge/freezer, laundry cupboard with plumbing for washing machine and extractor fan for tumble dryer and water softener fitted, radiator.

Landing

Storage cupboard, radiator.

Bedroom One

12' Max x 11' 2" Max (3.66m Max x 3.40m Max)

Double glazed window to front, built in wardrobes, radiator.

En-Suite

Double glazed window to side, low level WC, wash hand basin, shower cubicle, radiator.

Bedroom Two

11' 6" Max x 11' (3.51m Max x 3.35m)

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Three

11' 6" Max x 7' 2" Max (3.51m Max x 2.18m Max)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, low level WC, wash hand basin, bath with shower over, storage cupboard, radiator.

Front Garden

Off street parking.

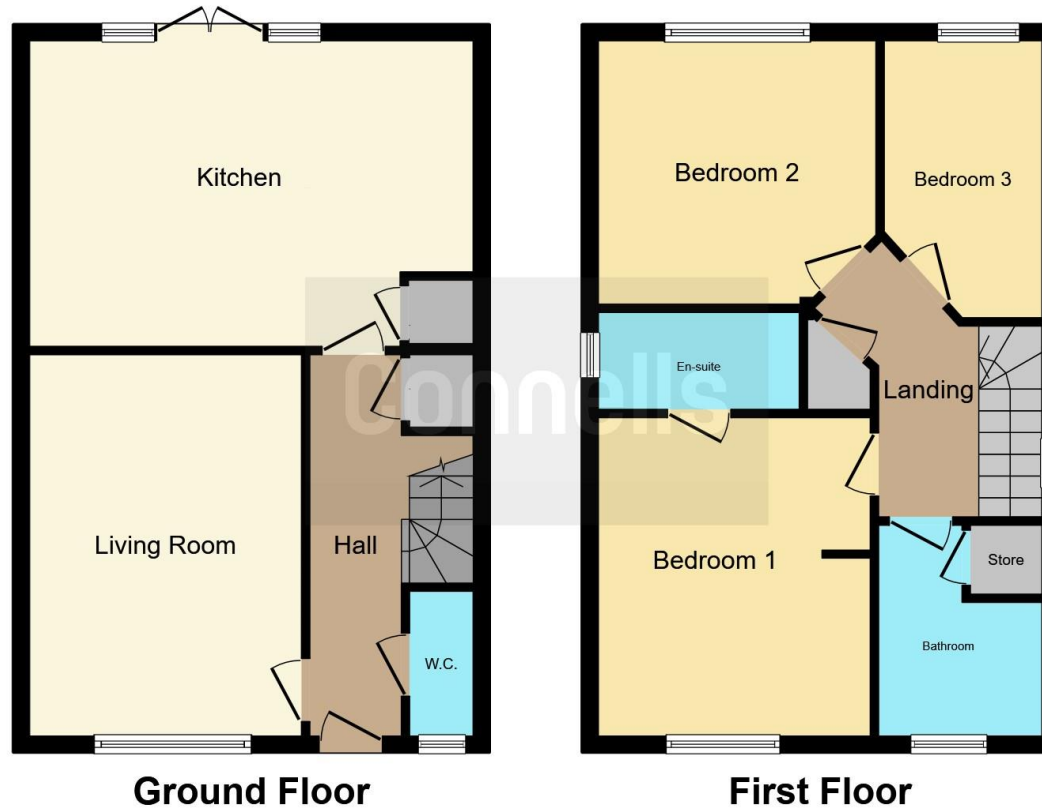
Rear Garden

Enclosed rear garden, laid to artificial lawn, patio area and access to the garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/EME305996



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: EME305996 - 0005