



**Connells**

Cedar Way  
Pucklechurch Bristol





### Property Description

Connells are thrilled to present this unique four-bedroom extended home with a garage in the picturesque village of Pucklechurch, Bristol.

Commutable village life and beautiful leafy surrounds make this area a popular choice for those wanting access to Bristol and Bath City but the peacefulness of the countryside. Located with easy access to local amenities including local shops, hairdressers, schools and nearby villages this area is great for a growing family.

In brief this lovely home has a spacious living room, a snug, conservatory, welcoming kitchen, and a utility room/W.C.

The downstairs really offers ample space for a growing family.

Upstairs you have four comfortable bedrooms one with an en-suite and a well-appointed family bathroom. The low maintenance rear garden offers a place to unwind and relax. The garage and parking are located to the rear of the property.

Call Connells Now to secure a booking!

## Lounge

19' 9" MAX x 18' 3" MAX ( 6.02m MAX x 5.56m MAX )

## Kitchen

13' 7" x 8' 10" ( 4.14m x 2.69m )

## Snug

7' 4" x 9' 6" ( 2.24m x 2.90m )

## Conservatory

10' 6" x 6' 4" ( 3.20m x 1.93m )

## Utility Room /Cloakroom

## Bedroom One

12' 8" x 11' 2" ( 3.86m x 3.40m )

## En-Suite

## Bedroom Two

13' 4" x 7' 4" ( 4.06m x 2.24m )

## Bedroom Three

10' 6" x 7' 6" ( 3.20m x 2.29m )

## Bedroom Four

8' 4" x 7' 9" ( 2.54m x 2.36m )

## Family Bathroom

7' 2" x 5' 5" ( 2.18m x 1.65m )

## Garden

## Garage And Off Steet Parking



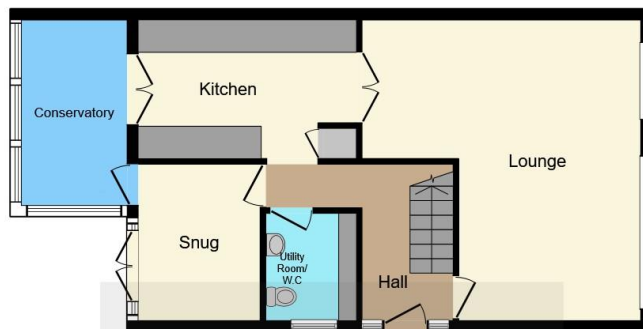




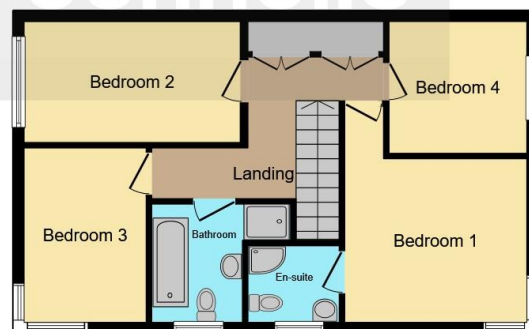








**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/EME306305](http://connells.co.uk/Property/EME306305)**

Tenure: Freehold



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