



Connells

Lingfield Park
Downend Bristol



Property Description

Connells are pleased to present the superb detached home that offers spacious living for growing families as to the ground floor you have 2 reception rooms a living room which is open plan leading to a modern kitchen and off that is a dining room. Not to mention a downstairs WC shower room perfect for guests. with doors leading to the rear garden which is pleasant and very private not overlooked. It also boasts a large garage workshop and to the front of the house is a driveway. The first floor you will find 3 Bedrooms and a modern family bathroom.

The house is situated on Lingfield Park in the Downend area of Bristol. The area is made up of a mix of modern and older homes, with schools in the area also enhancing the appeal of the area to families. The house is very well-placed for the nearby shops and amenities in Emersons Green as well as Downend high street, with the shops of Fishponds and Filton Abbey Wood also within reach. The area benefits from several local parks and larger green spaces nearby. King George V Playing Fields and Frenchay Common are nearby whilst the ever-popular Bristol-Bath Cycle Path runs through Staple Hill, bringing Bristol City Centre, Bath and the countryside beyond east Bristol well within reach, be it for leisure or commuting for work. This is a largely residential area but one which thrives off its access to several areas of industry and employment both across north Bristol and into the City Centre - via car, bike, bus or train.

Entrance Hallway

welcoming entrance hallway leading to living room with stairs to first floor.

Living Room

16' x 10' 5" (4.88m x 3.17m)

a spacious family living room which is open plan with the kitchen and works wonderfully for social events.

Kitchen

A newly fitted modern kitchen to a high specification with space for American fridge freezer leading to dining room area. Granite Breakfast Bar.

Dinning Room

13' 5" x 8' 10" (4.09m x 2.69m)

DINING ROOM or ANNEXE / BEDROOM 4 WITH EN-SUITE SHOWER ROOM

Rear Garden

A superb tranquil and private rear garden with brick built fire pit, not overlooked that's been landscaped plus garage/ workshop.

First Floor

Master Bedroom

11' 3" x 9' 3" (3.43m x 2.82m)

large spacious double room with built in wardrobes.

Bedroom Two

10' 2" x 6' 4" (3.10m x 1.93m)

double room great size with double glazed windows to front aspect.

Bedroom Three

7' 1" x 7' (2.16m x 2.13m)

lovely proportioned size room.

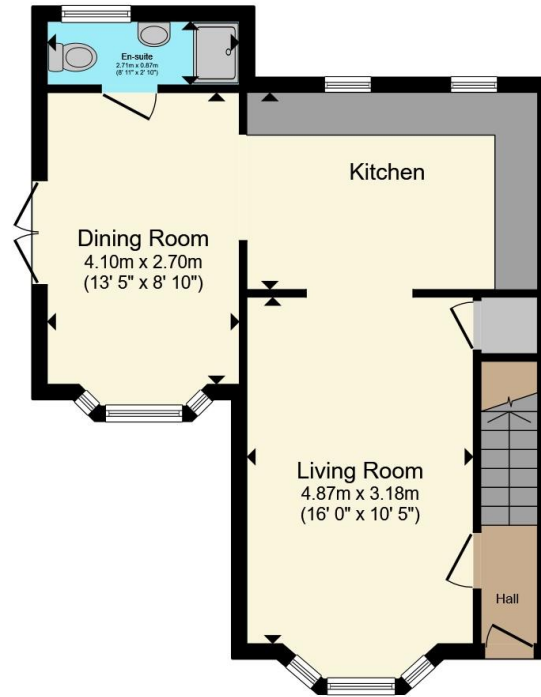
Family Bathroom

FAMILY BATHROOM - Modern bathroom suite. Bespoke customized lighting comprising of night time low level lighting (automatic on sensor). Illuminated mirror. Extractor incorporated in main light switch.

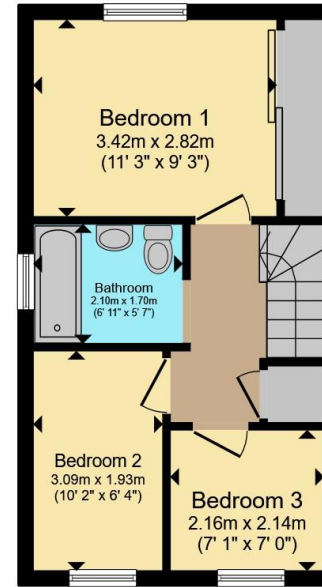








Ground Floor



First Floor

Total floor area 78.6 m² (846 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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