



Connells

Broadfield Road
Bristol



Property Description

This well-positioned 1970s detached house sits along the leafy stretch of Broadfield Road in Knowle, a long-established neighbourhood that remains a favourite for families looking for space, convenience, and community.

Inside, the layout is designed with everyday living in mind. The ground floor begins with a small entrance area opening into a central hallway, leading to a bright sitting room that connects directly with the kitchen/dining space. Together, these rooms form a sociable heart of the home, with French doors opening straight onto the rear garden — ideal for mealtimes, hosting friends, or simply keeping sight of children outdoors. A downstairs WC and a practical utility room add further functionality, with the utility offering clear potential to become a fifth bedroom or a dedicated workspace if required.

The first floor provides four well-sized bedrooms, three of them comfortable doubles, giving plenty of scope for children, guests, or home working. A family bathroom with a classic white suite serves this level.

The outside areas complement the interior well. A private driveway and garage offer reliable parking and storage, while the enclosed rear garden creates a secure setting for children to play. A patio area and established planting provide a pleasant backdrop for outdoor relaxation.

The setting is particularly appealing for families, with Illminster Avenue Nursery and Knowle Park Primary School both within easy reach on foot.

Porch

Double glazed door and window to front.

Entrance Hall

Glazed window to front, doors leading to ground floor rooms and stairs to first floor. Wall mounted radiator, and bamboo flooring throughout.

Living Room

17' 11" x 11' 5" (5.46m x 3.48m)

A spacious front-facing reception room with bamboo flooring, and a large double glazed window to the front. A wall-mounted radiator sits beneath the window. The room extends towards to rear of the house, providing a generous layout suitable for a variety of furniture arrangements.

Kitchen

17' 9" x 8' 11" (5.41m x 2.72m)

A well-proportioned kitchen with bamboo flooring, fitted cabinetry, space for a range cooker set against a tiled splashback, and a ceramic sink and drainer positioned beneath a double-glazed window to the rear. Double-glazed doors open directly onto the rear garden, bringing in natural light and providing easy outdoor access. A wall-mounted radiator is fitted to the internal wall.

Utility Room

9' 11" x 9' 1" (3.02m x 2.77m)

A generous utility space with bamboo flooring, fitted worktops, and a double glazed window to the rear. A wall-mounted radiator is fitted.

WC

A ground floor WC with tiled walls, a

pedestal wash basin, WC and a chrome wall-mounted heated towel rail. A frosted double-glazed window faces the side.

Landing

A central landing with access to all bedrooms and the bathroom

Bedroom One

15' 4" x 10' 6" (4.67m x 3.20m)

A spacious double bedroom with cork flooring, built-in wardrobes spanning one wall, and a double-glazed window to the rear. A wall-mounted radiator sits beneath the window.

Bedroom Two

11' 8" x 10' 6" (3.56m x 3.20m)

A well-sized double bedroom with cork flooring and a double-glazed window to the front. A wall-mounted radiator is positioned beneath the window.

Bedroom Three

10' 11" x 8' 6" (3.33m x 2.59m)

A comfortable bedroom with cork flooring and a double-glazed window to the rear. A wall-mounted radiator sits beneath the window.

Bedroom Four

9' 9" x 7' (2.97m x 2.13m)

A single bedroom with cork flooring and a double-glazed window to the front. A wall-mounted radiator is fitted beneath the window.

Bathroom

A fully tiled bathroom comprising WC, a pedestal wash basin, a panelled bath with shower attachment, and a corner shower cubicle with frosted glass enclosure. Cork flooring, stainless steel hardware, and a frosted double glazed window to rear.

Garage

An attached single garage with an up-and-over door to the front and internal access via rear hall.

Rear Garden

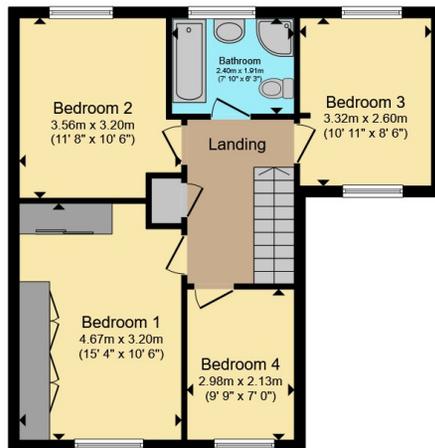
A generous rear garden with a paved patio, a level lawn and mature boundary planting, all enclosed by timber fencing. A raised timber platform sits toward the far end, offering a defined space for outdoor equipment or family use.

Driveway





Ground Floor



First Floor

Total floor area 130.5 m² (1,405 sq.ft.) approx

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Tenure: Freehold



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