



Connells

Dormer Close
Coalpit Heath Bristol

Dormer Close Coalpit Heath Bristol BS36 2LX

for sale offers in excess of
£375,000



Property Description

Welcome to this beautifully presented three-bedroom mid-terraced home, offering an impressive blend of space, comfort, and versatility. Thoughtfully arranged over two floors, the property features one generous reception room, two modern bathrooms, and a well-designed layout ideal for families, professionals, or anyone seeking convenient and contemporary living.

Upon entering, you are greeted by a bright and welcoming entrance hallway that leads to the first of two reception spaces. This front reception room benefits from a large window that floods the area with natural light, making it perfect for use as a cosy living room, formal sitting area, or stylish home office.

The kitchen is well-appointed, offering a range of fitted units, generous worktop space, and room for modern appliances. From here, there is easy access to the rear garden, creating a smooth transition between indoor and outdoor living—ideal for summer gatherings, children's play, or quiet relaxation.

The ground floor is further enhanced by a convenient shower room, complete with contemporary fixtures and fittings.

Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation and ample storage potential. A second family bathroom on this floor provides added practicality and comfort for busy households.

Outside, the enclosed rear garden offers a private outdoor retreat with the potential to be landscaped to suit your taste.

Entrance/Porch

UPVC double glazed door leading into an entrance porch, a further UPVC double glazed door leading into a hallway.

Hallway

Central heating radiator, under stairs storage cupboard, stairs rising to the first floor.

Lounge

15' 9" x 11' 1" (4.80m x 3.38m)
UPVC double glazed window to the front aspect, central heating radiator, herringbone lvt flooring, tv point, coal effect fireplace, sliding doors through to the open plan kitchen.

Open Plan Kitchen/Dining Room

16' 1" x 10' 2" (4.90m x 3.10m)
UPVC double glazed double doors and window to the rear side undercover seated area, herringbone lvt flooring, central heating radiator, a range of base units and drawers with matching wall units and rolled edge worktops, a half and single bowl sink unit and drainer with a mixer taps, an inset of four rings gas hob and extractor hood above, integrated oven and grill, integrated fridge/freezer, breakfast bar, a door through to the laundry room.

Laundry Room

Space for washing machine and a further electric appliance, central heating radiator, UPVC double glazed door leading in to the rear side seated area, a door to the downstairs shower room.

Shower Room

Low level flush wc, a quadrant shower with main showers above, an extractor fan, fully tiled around.

First Floor Landing

A hatch giving access to the loft storage, doors off to the principal rooms.

Bedroom One

12' 10" max x 10' max (3.91m max x 3.05m max)

UPVC double glazed window to the front aspect, central heating radiator.

Bedroom Two

12' 11" max x 10' 4" max (3.94m max x 3.15m max)

UPVC double glazed window to the rear aspect, central heating radiator, fitted storage cupboard.

Bedroom Three

9' 9" max x 6' 8" max (2.97m max x 2.03m max)

UPVC double glazed window to the front aspect, central heating radiator.

Bathroom

UPVC double glazed obscured glass window, a chrome heated towel radiator, a vanity hand wash basin with tiled splashback, low level flush wc, a panelled bathtub with main showers above and mixer taps, shower screen, extractor fan, fully tiled around.

Outside

To The Front

A paved path is leading to the front door. Street parking and parking in cul de sac.

To The Rear

There is fully glazed undercover seated and storage area in the rear garden, lawn with newly laid astro turf and enclosed with fencing. There is also a garage situated to the rear side of the property.

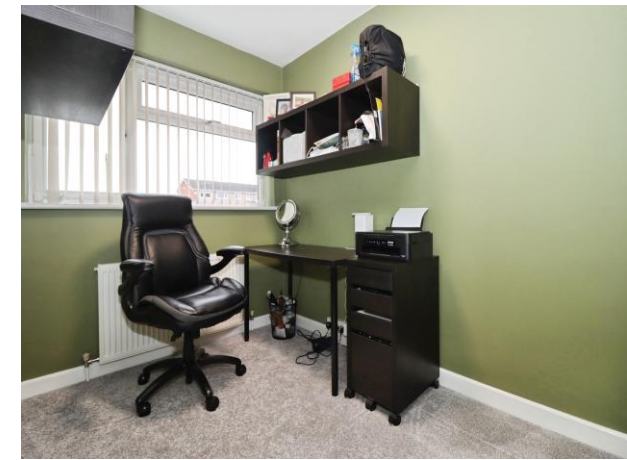
Workshop 16x10 ft with pedestrian access to the rear.





Total floor area 96.5 m² (1,039 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



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EPC Rating: C Council Tax Band: C

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Tenure: Freehold



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Property Ref: YAT306910 - 0007