

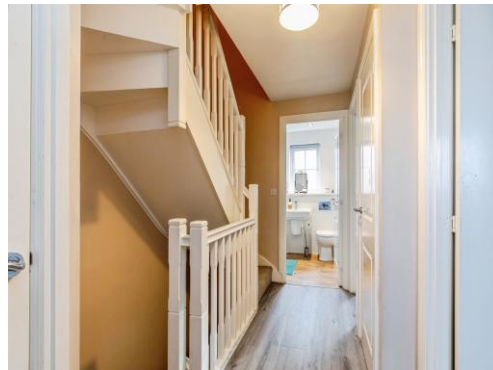


Connells

Thornfield Road
Bristol

Thornfield Road
Bristol BS10 6FB

for sale offers in excess of
£375,000



Property Description

A 4-bed semi-detached corner property, ideally located in the tranquil cul-de-sac estate on Thornfield Road next to Brentry hill. The property is set in a leafy setting adjoining acres of beautiful green fields and protected forest area on the hill with fabulous scenic views.

Inside the property benefits from high-quality luxury hard flooring throughout with carpeted stairs. The property also has double glazing throughout, great insulation and gas central heating.

The ground floor comprises a kitchen/diner with Bosch appliances (5 burner gas hob, double oven/grill, integrated washer/dryer and dishwasher), living room with double doors opening onto the rear garden, understairs storage cupboard and W.C. On the first floor are three bedrooms, two doubles and a single, as well as the family bathroom and two storage cupboards in the hallway. On the second floor is the master bedroom which is an impressive 7.2m in length and has built-in wardrobes with sliding doors, a storage cupboard, loft storage hatch as well as an ensuite shower room.

At the rear of the property is the garden and patio area just outside the double doors from the lounge. Being a corner house on elevated ground gives extra privacy and lots of sunshine throughout the day in the garden.

The side gate from the garden leads to the 12m long versatile carport area with parking for two cars.

Agents Note:

Please note there is a management charge of £270 per quarter for the property.

Entrance Hall

Cloakroom

Lounge

16' 2" MAX x 11' 7" MAX (4.93m MAX x 3.53m MAX)

Kitchen

16' 6" x 9' 1" (5.03m x 2.77m)

Landing

Bedroom 1

23' 8" x 12' 6" (7.21m x 3.81m)

Into Recess

Ensuite

Bedroom 2

13' x 8' 5" (3.96m x 2.57m)

Bedroom 3

12' 11" x 9' 3" (3.94m x 2.82m)

Bedroom 4

7' 5" x 6' 7" (2.26m x 2.01m)

Bathroom

Front Garden

Rear Garden

Car Port

39' x 9' 2" (11.89m x 2.79m)

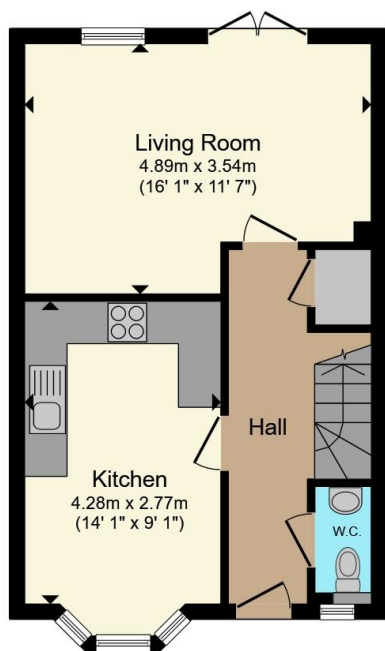
Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

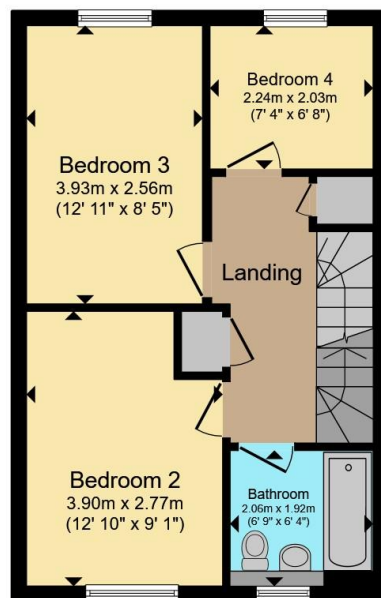




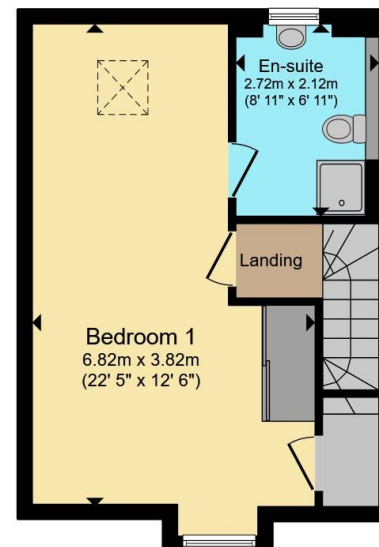




Ground Floor



First Floor



Second Floor

Total floor area 111.8 m² (1,203 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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6 Canford Lane
BRISTOL BS9 3DH

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309648



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