



**Connells**

Crispin Way  
BRISTOL



## Property Description

Recently renovated to a very high standard throughout, this beautifully presented three bedroom semi-detached home offers stylish and versatile accommodation ideal for a range of buyers. The property benefits from a garage to the rear with private off street parking access, along with approved planning permission for a front driveway, please speak to the agent for further information. Internally the property offers a welcoming entrance hall with wood effect flooring flowing through into the kitchen, smooth ceilings, spotlights and stairs rising to the first floor. The modern fitted kitchen has been thoughtfully designed with a range of wall and base units, integrated electric oven, washing machine and dishwasher, electric hob with extractor over and a bespoke fold-down dining table creating a versatile dining and entertaining space. The lounge is beautifully presented with a bespoke electric fireplace and plenty of natural light. The downstairs bathroom has been finished to a contemporary standard with rainfall shower over bath, feature brick effect walling and chrome heated towel rail. To the first floor are three modernised bedrooms, with bedroom one benefitting from an ensuite WC and elevated views across greenery towards Kingswood. Externally the property offers a pleasant front garden with pathway leading to the entrance and an enclosed rear garden designed for low maintenance with patio seating areas, decorative stone section and access to the garage and private parking.

## Entrance Hall

Composite door to front aspect allowing access into entrance hall, wood effect flooring flowing into kitchen, smooth ceilings, spotlights, stairs rising to first floor and radiator.

## Lounge

13' 9" max x 10' max ( 4.19m max x 3.05m max )

Large double glazed window to side aspect overlooking pathway to front entrance, bespoke electric fireplace, carpet flooring, smooth ceilings and radiator.

## Kitchen

13' 6" x 8' 11" ( 4.11m x 2.72m )

Double glazed obscured door to rear aspect allowing access to garden, two double glazed windows to rear aspect overlooking the garden, range of wall and base units with worktops over, electric hob with extractor fan over, integrated electric oven, integrated dishwasher, integrated washing machine, stainless steel sink with mixer tap, bespoke fold-down wall mounted dining table, wood effect flooring, smooth ceilings, spotlights and radiator.

## Landing

Loft access hatch, smooth ceilings and access to bedrooms one, two and three.

## Bedroom One

12' 2" max x 10' max ( 3.71m max x 3.05m max )

Double glazed window to side aspect

overlooking greenery towards Kingswood, carpet flooring, smooth ceilings, access to ensuite and radiator.

### En-Suite

6' 4" x 2' 3" ( 1.93m x 0.69m )

Smooth ceilings, spotlights, WC, wash hand basin with mixer tap, wood effect flooring, extractor fan and heated towel rail.

### Bedroom Two

10' 4" max x 8' max ( 3.15m max x 2.44m max )

Double glazed window to side aspect overlooking garden and secondary double glazed window to front aspect, additional walk-in wardrobe/storage area, carpet flooring, smooth ceilings and radiator.

### Bedroom Three

7' 4" max x 6' 8" max ( 2.24m max x 2.03m max )

Double glazed window to side aspect overlooking garden area, carpet flooring, smooth ceilings and radiator.

### Bathroom

6' 5" x 5' 8" ( 1.96m x 1.73m )

Double glazed obscured window to front aspect, panel bath with rainfall shower over and folding glass shower screen, WC, wash hand basin with mixer tap, tiled flooring, extractor fan, shower attachment point, feature brick effect walling, smooth ceilings, spotlights and chrome heated towel rail.

### Outside

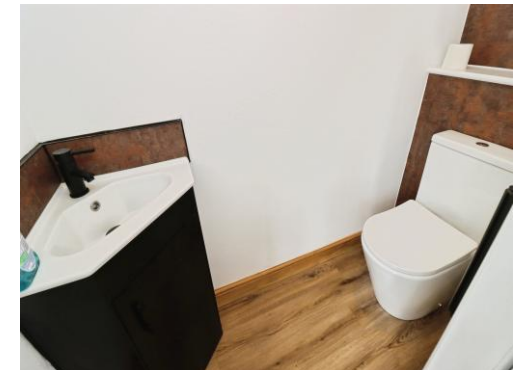
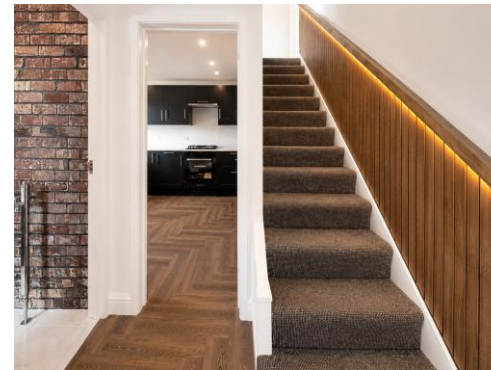
Front Garden

Front garden mainly laid to lawn with pathway

and steps leading to the composite front entrance door. Planning permission has been approved for a front driveway, please speak to the agent for further information.

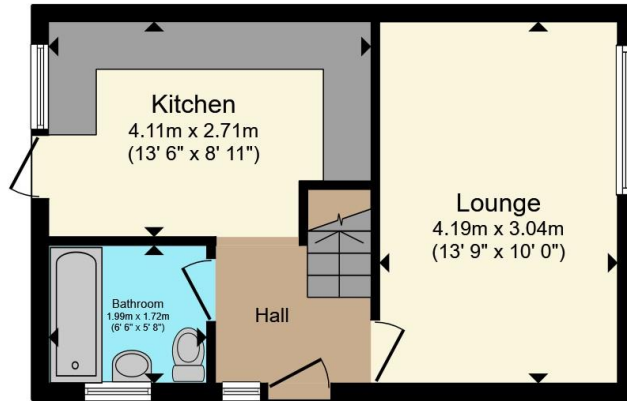
Rear Garden

Enclosed low maintenance rear garden with patio seating areas, decorative stone sections, mature shrubs and raised borders. Steps rising to rear garage with private access to off street parking.

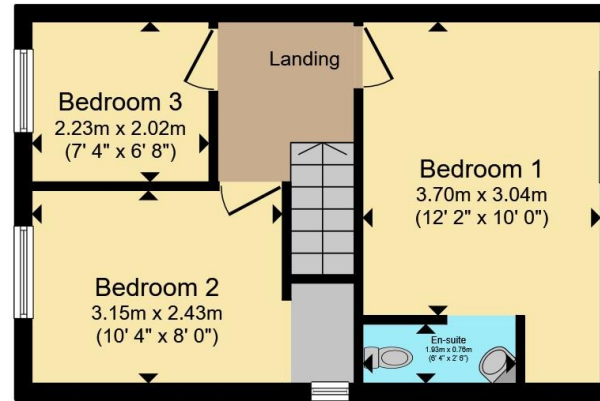








**Ground Floor**



**First Floor**

Total floor area 65.1 m<sup>2</sup> (700 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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