



**Connells**

Park Place  
Eastville Bristol



## Property Description

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, enhanced by a rear extension creating a bright and modern kitchen/dining space. The ground floor comprises an entrance hall with access to a bay-fronted lounge, separate dining room and a convenient shower room. The lounge and dining room benefit from continuous wood-effect flooring, creating a seamless flow ideal for everyday living and entertaining. To the

rear, the extended kitchen/dining room is a standout feature, complete with skylight, spotlights and double doors opening onto the garden. The kitchen is fitted with modern units and integrated appliances. Upstairs offers three bedrooms and a family bathroom. Externally, the property benefits from a front driveway providing off-street parking, a front garden setting the property back from the road, and a private enclosed rear garden. Situated in a popular BS5 location close to schools,

shops and transport links into Bristol City Centre.

## Entrance Hall

Front aspect entrance door, access to lounge, dining room and shower room, under stairs storage, radiator

## Lounge

12' max x 11' 3" max ( 3.66m max x 3.43m max )

Front aspect double glazed bay window, wood effect flooring, smooth ceiling, TV point, radiator

## Dining Room

12' 1" x 10' 10" ( 3.68m x 3.30m )

Rear aspect opening to kitchen, wood effect flooring flowing from lounge, smooth ceiling, radiator

## Kitchen

Rear aspect double glazed window and doors, skylight and spotlights, fitted units, integrated hob

and oven, space for appliances, wood effect flooring, radiator

## Shower Room

6' 8" x 6' 8" ( 2.03m x 2.03m )

Side aspect obscured window, shower, WC, wash hand basin, radiator

## Landing

Side aspect window, access to all rooms, radiator

## Bedroom One

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

Front aspect double glazed window, built in storage, carpet flooring, radiator

## Bedroom Two

12' 1" max x 10' 10" max ( 3.68m max x 3.30m max )

Rear aspect double glazed window, carpet flooring, radiator

### Bedroom Three

9' 10" max x 6' 5" max ( 3.00m max x 1.96m max )

Front aspect double glazed window, carpet flooring, radiator

### Bathroom

6' 4" x 6' 4" ( 1.93m x 1.93m )

Rear aspect obscured window, bath with shower, WC, basin, tiled flooring, heated towel rail

### Outside

Front Garden

Front driveway providing off-street parking with additional garden area and pathway leading to the

entrance, set back from the road.

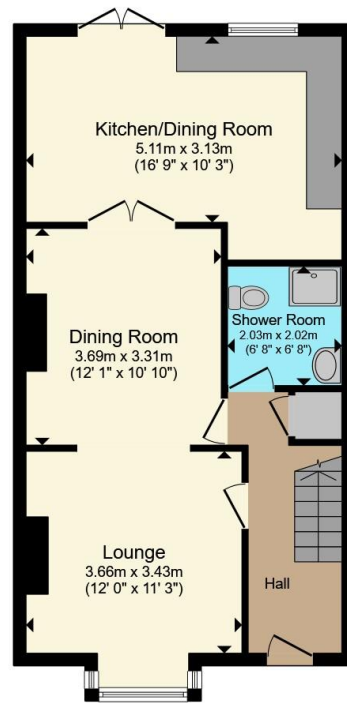
Rear Garden

Enclosed rear garden mainly laid to lawn with patio seating area.

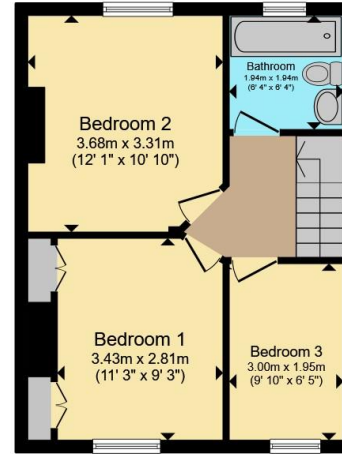








**Ground Floor**



**First Floor**

Total floor area 95.5 m<sup>2</sup> (1,028 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: Council Tax  
Awaited Band: B

Tenure: Freehold

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