



**Connells**

California Farm California Road  
BRISTOL



# California Farm California Road BRISTOL BS30 9XJ

for sale  
**£650,000**



## Property Description

A Stunning Modern Detached Home in a Quiet Cul-de-Sac

Built in 2020, this beautifully presented five-bedroom detached house offers contemporary living in a sought-after cul-de-sac location.

Step inside to a spacious entrance hall leading to an impressive open-plan, L-shaped kitchen and family room. Designed for modern lifestyles, this space features integrated appliances, ample room for dining and seating, and a seamless flow for entertaining. A separate utility room and cloakroom add convenience, while the generous lounge boasts bi-fold doors opening onto the rear garden, creating a bright and inviting atmosphere.

Upstairs, the first floor hosts four well-proportioned bedrooms, including a main bedroom with en-suite shower room, complemented by a stylish family bathroom. The second floor reveals a further double bedroom with its own en-suite, perfect for guests or a private retreat.

Outside, the property benefits from a driveway for 2–3 vehicles leading to an attached garage. The rear garden is mature and well-sized, offering a peaceful setting for relaxation or family activities.

## Entrance Hall

Composite door to the side, radiator, stairs to the first floor, down lighters

## Utility Room / Cloakroom/Wc

Double glazed frosted window to the side, fitted base units, work surfaces, inset sink unit with mixer tap, wall mounted gas boiler, radiator, down lighters, space for washing machine, , low level WC, down lighters.

## Kitchen / Family Room

19' 4" x 11' ( 5.89m x 3.35m )

L Shape Room 13'5" x 9'2" + 19'4 x 11' O". Double glazed window to the side, two double glazed windows to the front, radiator, down lighters, a range of modern style fitted wall and base units, work tops, inset sink unit with mixer tap, eye level built in double oven, 5 ring gas hob with cooker hood, integrated dishwasher, integrated fridge/freezer.

## Lounge

19' 4" x 10' 9" ( 5.89m x 3.28m )

Double glazed bi-fold doors to the rear garden, 2 x radiators

## First Floor Landing

Radiator, stairs to the second floor

## Bedroom One

16' 8" x 11' 4" ( 5.08m x 3.45m )

Double glazed window to the rear, 3 built in wardrobes, radiator.

## En-Suite

Double glazed frosted window to the rear,

enclosed shower cubicle with mains shower, pedestal hand basin, low level WC, heated towel radiator, tiled splashbacks, tiled flooring

## Bedroom Two

10' 4" x 9' 8" ( 3.15m x 2.95m )

Double glazed window to the side, radiator.

## Bedroom Three

10' 4" x 9' 6" ( 3.15m x 2.90m )

Double glazed window to the side, radiator

## Bedroom Four

11' 4" x 5' 8" ( 3.45m x 1.73m )

Two double glazed windows to the side, radiator.

## Bathroom

Double glazed frosted window to the side, a three piece bathroom suite comprising panel bath with mains shower over, vanity sink unit, low level Wc, heated towel radiator, downlighters, extractor fan

## Second Floor Landing

Access to loft space and storage cupboard.

## Bedroom Five

27' 8" max x 10' 6" ( 8.43m max x 3.20m )

Double glazed window to front, radiator, (part restricted head height)

## En-Suite

Double glazed frosted window to the side, three piece bathroom suite comprising double

ended bath, enclosed shower cubicle with mains shower, vanity sink unit, low level WC, heated towel radiator, tiled flooring, down lighters, extractor fan

## Front

Open plan with driveway leading to the garage

## Rear Garden

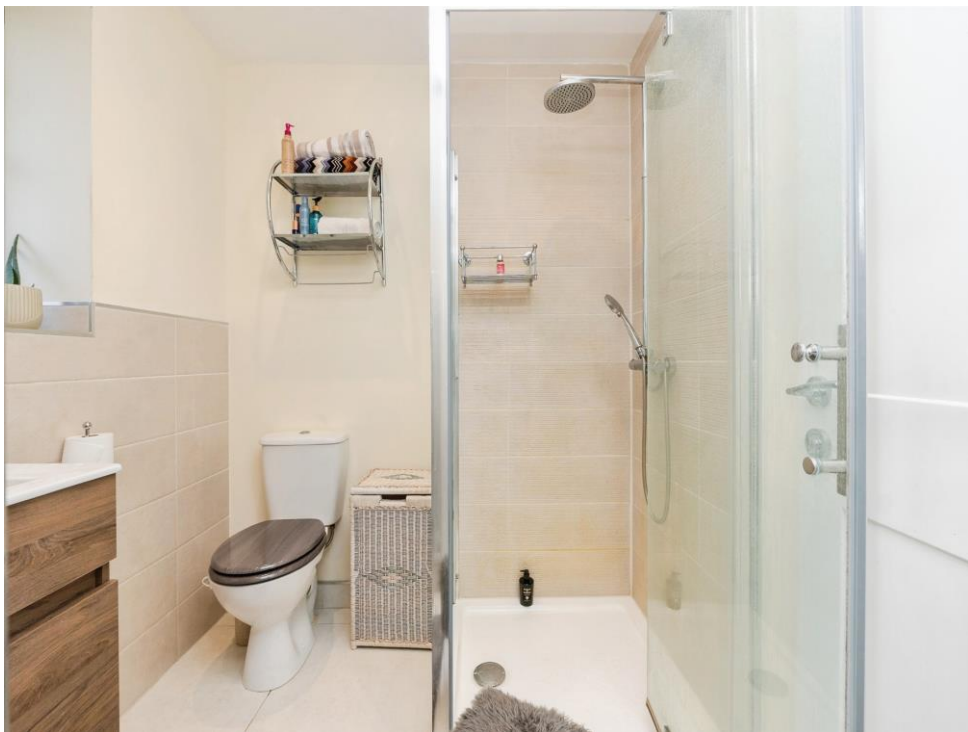
Enclosed, mainly laid to lawn, paved patio, mature trees, courtesy door to the garage

## Garage

Detached garage with metal up and over door

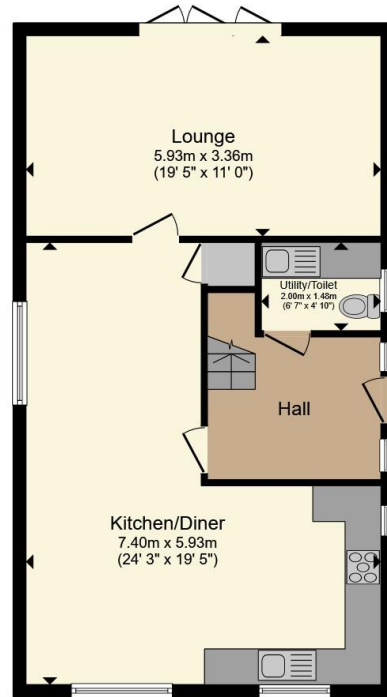




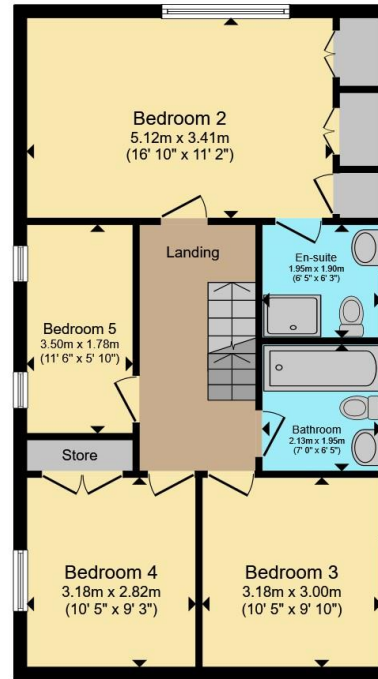




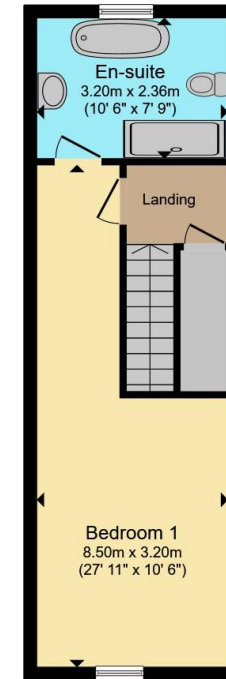




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 163.6 m<sup>2</sup> (1,761 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)

**Connells**

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EPC Rating: B Council Tax  
 Band: F

Tenure: Freehold

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