



Connells

Clevedale
Bristol



Property Description

The ground floor welcomes you with a spacious entrance hall leading to an impressive 17'3" x 14'9" living room, providing an excellent space for relaxing and entertaining. To the rear, the property boasts a substantial 19'2" kitchen/dining room, creating the heart of the home with ample space for family meals and social gatherings. A convenient cloakroom/WC and separate utility/laundry area complete the ground floor accommodation.

The first floor offers four well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys generous dimensions, while bedrooms two and three are comfortable doubles and bedroom four provides an ideal nursery, home office, or guest room. A modern family bathroom serves all bedrooms.

Externally, the property benefits from a detached double garage measuring approximately 18'7" x 18'3", offering excellent storage, workshop potential, or secure parking. The home also provides scope for attractive garden space and ample off-road parking. Planning permission granted to further extend the property.

Set within a highly sought-after position just a short stroll from local shops, Downend High Street and the open green spaces of the Frome Valley and Frenchay Common.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with stairs rising to the first floor.

Living Room

17' 3" x 14' 9" (5.26m x 4.50m)
A spacious living room offering excellent natural light and ample space for a range of seating furniture.

Kitchen/Dining Room

19' 2" x 9' 10" (5.84m x 3.00m)
A generous modern kitchen with a range of fitted units, work surfaces and space for dining, creating an ideal area for everyday family living and entertaining.

Utility Room

10' 3" x 5' 5" (3.12m x 1.65m)
Useful utility room providing additional storage and laundry facilities, with access from the kitchen.

Shower Room

Convenient ground floor shower room fitted with a shower, wash hand basin and WC.

First Floor

Landing

Central landing providing access to all bedrooms and the family bathroom.

Bedroom One

12' 2" x 9' 6" (3.71m x 2.90m)
A comfortable double bedroom overlooking the rear aspect.

Bedroom Two

12' 4" x 10' 11" (3.76m x 3.33m)
A spacious double bedroom with room.

Bedroom Three

9' 10" x 6' 11" (3.00m x 2.11m)
A well-proportioned bedroom suitable as a child's room, guest bedroom or

home office.

Bedroom Four

9' 10" x 6' 11" (3.00m x 2.11m)

A versatile fourth bedroom offering flexibility for a variety of uses.

Family Bathroom

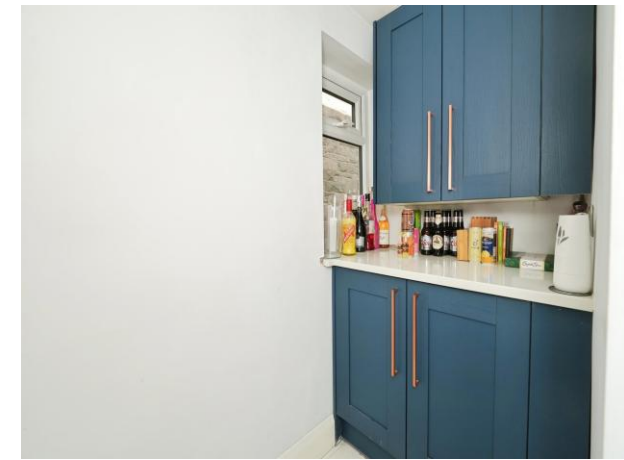
Modern fitted bathroom with bath, double shower, wash hand basin and WC, serving all four bedrooms.

Outside

Garage

A substantial detached garage providing excellent storage, workshop potential or secure parking for vehicles.





To view this property please contact Connells on

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Band: E

view this property online [connells.co.uk/Property/EME307142](https://www.connells.co.uk/Property/EME307142)

Tenure: Freehold



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