



Connells

Orchard Road
Coalpit Heath Bristol



Property Description

A fantastic opportunity to acquire a SUBSTANTIAL FOUR-BEDROOM DETACHED FAMILY HOME. The property provides the space increasingly sought after by growing families, with THREE RECEPTION AREAS, including a generous lounge, dedicated dining room and useful study, alongside a fitted kitchen, separate utility room and downstairs WC.

Entering through the front door, the hallway provides access to the principal ground-floor accommodation and stairs rising to the first floor. The SPACIOUS LOUNGE offers excellent proportions for family living, while the adjoining dining room provides a dedicated space for entertaining and family meals.

The fitted kitchen offers a good range of storage and worktop space, while the separate utility room is an especially practical addition to the home. A further STUDY/HOME OFFICE creates an ideal environment for those working from home and could equally lend itself to a variety of alternative uses. Completing the ground floor is a convenient WC.

Upstairs, the generous accommodation continues with FOUR BEDROOMS, making this an excellent proposition for families needing genuine bedroom space rather than having to compromise on reception rooms. Bedroom one and bedroom two are both particularly well-proportioned doubles, with two further bedrooms offering flexibility for children, guests or additional home-working space. The bedrooms are served by the family bathroom.

Externally, the property has 2 separate driveways and a detached garage.

Entrance Hall

A welcoming entrance into the home, providing access to the principal ground-floor rooms with stairs rising to the first-floor

accommodation.

Lounge

16' 6" x 11' 11" (5.03m x 3.63m)
A GENEROUSLY PROPORTIONED MAIN RECEPTION ROOM providing plenty of space for a range of seating and living-room furniture. An excellent everyday family living space. The room features a double glazed window to the front and fitted radiator

Dining Room

11' 10" x 9' 11" (3.61m x 3.02m)
A separate dining room offering ample space for a family dining table and chairs, making it ideal for both everyday meals and entertaining. The room features double glazed french doors to the rear and a radiator.

Kitchen

13' 9" x 8' 5" (4.19m x 2.57m)
A well-proportioned fitted kitchen offering a range of wall and base units and work surfaces. The space benefits from a fitted waist height oven, extractor, electric hobs, sink with drainer and space for appliances. As a bonus the kitchen also has access to the understairs cupboard. Its size provides plenty of potential for a future purchaser to update the room to their own taste. This room also features a double glazed window to the rear with access into the utility room & downstairs WC.

Utility Room

8' 2" x 6' 10" (2.49m x 2.08m)
An EXCELLENT PRACTICAL ADDITION to the home, providing useful additional storage and appliance space away from the main kitchen.

Study

8' 3" x 8' (2.51m x 2.44m)

A valuable separate reception room, ideally suited to use as a HOME OFFICE OR STUDY, while offering flexibility for a variety of other purposes. This room features a double glazed window to the front and fitted radiator.

Downstairs Wc

Conveniently positioned on the ground floor and fitted with WC and wash hand basin.

Landing

Providing access to all four bedrooms and the family bathroom.

Bedroom 1

A SPACIOUS PRINCIPAL DOUBLE BEDROOM with room for a double bed and additional bedroom furniture. This room features Fitted wardrobes along the back wall, radiator and double glazed window to the front elevation.

Bedroom 2

11' 11" x 9' 11" (3.63m x 3.02m)

Another excellent double bedroom offering generous proportions and space for bedroom furniture. This room features a fitted radiator and double glazed window to the rear elevation.

Bedroom 3

8' 5" x 7' 3" (2.57m x 2.21m)

A useful third bedroom, suitable as a child's bedroom, guest room or additional home-working space. This room features a double glazed window to the rear elevation and a fitted radiator.

Bedroom 4

8' 5" x 8' 3" (2.57m x 2.51m)

This fourth bedroom provides further flexibility for a growing family, guests or hobbies. This could also potentially be used as a second home office to allow for separation when working from home. The room also features a double glazed window to the front elevation and fitted radiator.

Family Bathroom

Serving the four bedrooms and fitted with a bathroom suite. The room comprises of a shower over bath, Pedestal WC & fitted sink with a storage cupboard situated underneath.

Front Garden

The property is set back behind its front garden, providing separation from the road and an attractive approach to the home. The block paved driveway allows for a car to be parked at the front whilst retaining the traditional garden space.

Rear Garden

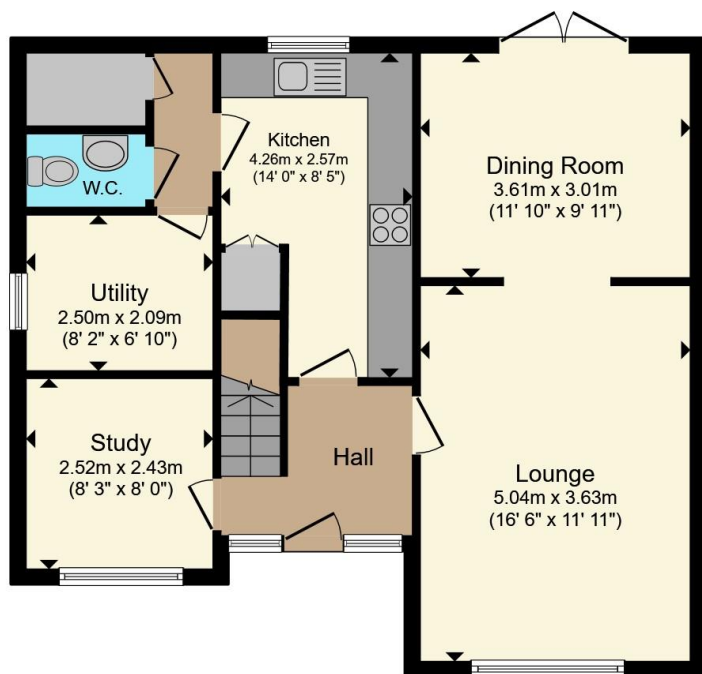
A private outdoor space offering EXCELLENT POTENTIAL FOR LANDSCAPING AND PERSONALISATION, with room to create areas for seating, entertaining and family use. The garden has a patio extending across the rear with access to the detached garage. Having the corner plot means that the garden extends to the side elevation. This area is laid to lawn.

Garage & Parking

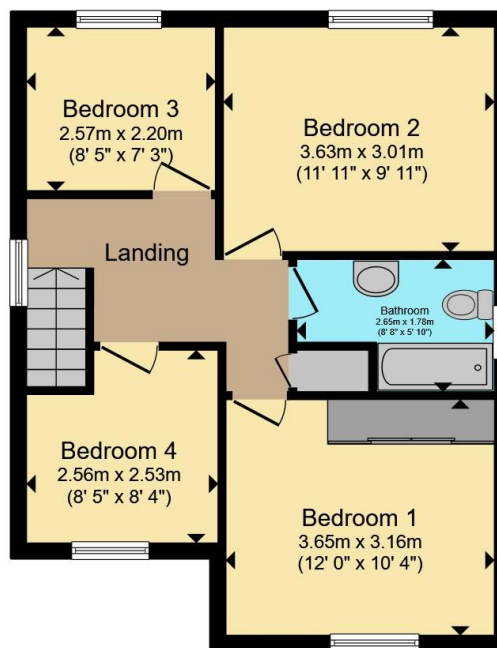
18' 1" x 8' 11" (5.51m x 2.72m)

The property further benefits from a GARAGE AND OFF-ROAD PARKING/DRIVEWAY, providing further valuable parking and additional storage. The garage also has power connected.





Ground Floor



First Floor

Total floor area 112.7 m² (1,214 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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EPC Rating: Council Tax
 Awaited Band: E

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Tenure: Freehold



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