



Connells

Chestnut Way
Bristol



Property Description

A deceptively spacious and beautifully presented four-bedroom mid-terrace family home offering approximately 1,235 sq ft of accommodation arranged across three floors. The ground floor comprises an entrance hall, separate front lounge and an impressive open-plan kitchen/diner extending across the rear of the property. The kitchen offers extensive fitted units, integrated cooking facilities and a breakfast bar, while the dining area opens directly onto the rear garden, creating an excellent space for entertaining and family living. The first floor provides three bedrooms together with the family bathroom. The second floor has been converted to create a superb principal bedroom suite measuring approximately 18'10" x 15'4" maximum, complete with an en-suite shower room, rooflight and French doors with a Juliet-style balcony.

Externally, the rear garden has been designed for relatively low maintenance, incorporating an artificial lawn, substantial decked seating area and covered entertaining space. Chestnut Way is positioned within the Soundwell/Kingswood area, with local schools, shops, bus services and everyday amenities all readily accessible, together with convenient connections towards Bristol and the surrounding areas. The postcode is approximately 0.2 miles from Kings' Forest Primary School, with nearby bus stops around 0.1 miles away.

Entrance Hall

Entrance door opening into the hallway with stairs rising to the first floor, doors providing access to the ground-floor accommodation

and useful space for coats and shoes. Radiator.

Lounge

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

Double glazed window to the front elevation providing natural light, well-proportioned separate reception room with ample space for a range of lounge furniture and a comfortable family seating arrangement. Radiator.

Kitchen/Diner

18' 4" x 11' 11" (5.59m x 3.63m)

Double glazed window overlooking the rear garden together with glazed doors providing direct access outside, impressive open-plan kitchen and dining space fitted with a comprehensive range of wall and base units with work surfaces over. Inset sink and drainer, integrated cooking appliances, extractor hood and space for further appliances. A substantial breakfast bar provides additional preparation and seating space, with the dining area offering plenty of room for a family dining table and chairs. The direct connection with the garden makes this an excellent entertaining and everyday family space. Radiator.

First Floor Landing

Stairs rising from the entrance hall with doors providing access to three bedrooms and the family bathroom. Further staircase rising to the second-floor principal bedroom suite.

Bedroom Two

11' 11" max x 10' 5" max (3.63m max x 3.17m max)

Double glazed window to the front elevation, generous double bedroom providing ample space for a double bed, wardrobes and

additional bedroom furniture. Radiator.

Bedroom Three

11' 11" max x 10' 5" max (3.63m max x 3.17m max)

Double glazed window overlooking the rear elevation, another well-proportioned double bedroom with space for a range of freestanding bedroom furniture. Radiator.

Bedroom Four

8' 1" max x 8' max (2.46m max x 2.44m max)

Double glazed window providing natural light, versatile fourth bedroom suitable for use as a child's bedroom, nursery or home office with space for appropriate bedroom furniture. Radiator.

Family Bathroom

7' 6" x 5' 6" (2.29m x 1.68m)

Double glazed window providing natural light, fitted bathroom suite comprising bath with shower facilities, wash hand basin and WC, complemented by tiled surrounds. Radiator.

Principal Bedroom

18' 10" max x 15' 4" max (5.74m max x 4.67m max)

French doors providing excellent natural light and opening to a Juliet-style balcony, together with a rooflight bringing additional light into this impressive loft-converted principal bedroom. A particularly spacious room offering generous space for a large bed, wardrobes, drawer units and additional bedroom furniture, with attractive sloping ceiling lines adding character and a door providing access to the private en-suite. Radiator.

En-Suite

8' 7" x 5' 8" (2.62m x 1.73m)

Well-appointed private en-suite serving the

principal bedroom, fitted with a shower enclosure, wash hand basin and WC, with complementary wall finishes and practical storage space. Radiator.

Outside

Front Approach

The property is approached from Chestnut Way with a pathway leading towards the main entrance. The mid-terrace position forms part of an established residential setting within the popular Soundwell/Kingswood area, with the entrance providing access directly into the hallway.

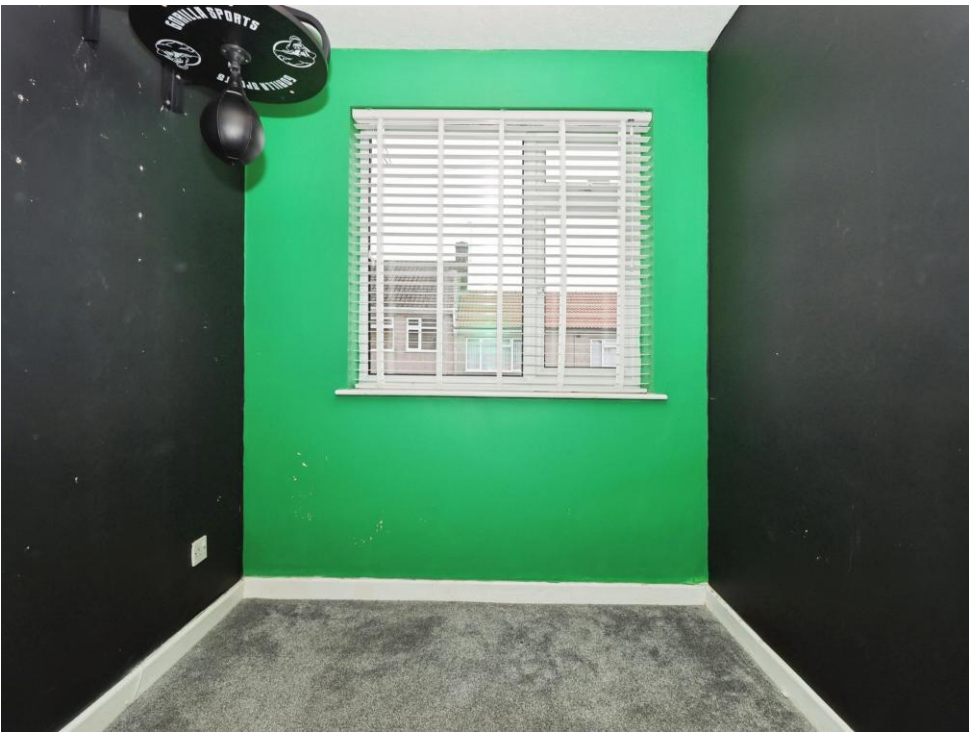
Rear Garden

An attractive and thoughtfully arranged enclosed rear garden designed with both entertaining and ease of maintenance in mind. Immediately adjoining the property is a generous timber decked area providing excellent space for outdoor dining and seating, with a covered pergola creating an additional sheltered entertaining area. The remainder of the garden is predominantly laid to artificial lawn with contrasting brick edging and planted borders. The garden is enclosed by fencing and rendered boundary walls and provides ample space for outdoor furniture, children's play equipment and summer entertaining.

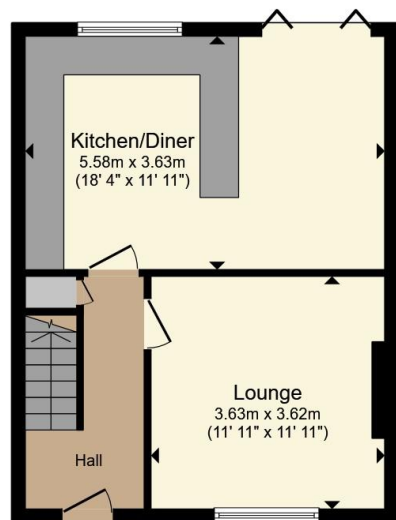
Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

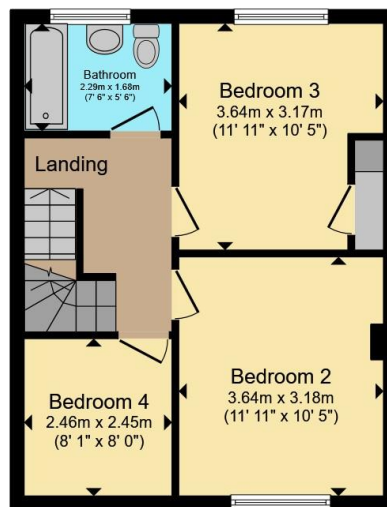








Ground Floor



First Floor



Second Floor

Total floor area 114.7 m² (1,235 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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Band: C

Tenure: Freehold

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