



**Connells**

Homeleaze Road  
Bristol



## Property Description

A well-presented three-bedroom semi-detached family home, ideally situated on the ever-popular Homeleaze Road. This attractive property offers comfortable and well-balanced accommodation, perfectly suited to modern family living.

The ground floor features a welcoming entrance hall leading through to a bright and spacious living room, ideal for relaxing or entertaining. To the rear, a well-appointed kitchen/dining space provides ample storage and worktop space, with direct access out to the rear garden - perfect for indoor-outdoor living during warmer months.

Upstairs, the property boasts three well-proportioned bedrooms, including two generous doubles and a good-sized single, all served by a modern family bathroom.

Externally, the home benefits from a private driveway providing off-street parking for two vehicles, while the rear garden offers a pleasant and low-maintenance outdoor space ideal for families, pets, or summer gatherings.

Conveniently located close to local shops, schools, and transport links, with easy access to Southmead Hospital, Westbury-on-Trym, and major commuter routes, this is a fantastic opportunity to secure a well-maintained home in a sought-after North Bristol location.

## Entrance Porch

### Entrance Hall

### Lounge

15' 9" x 13' 8" ( 4.80m x 4.17m )

### Kitchen

13' 7" x 8' 9" ( 4.14m x 2.67m )

### Landing

### Bedroom 1

13' 8" x 8' 9" ( 4.17m x 2.67m )

### Bedroom 2

10' 6" x 7' 4" ( 3.20m x 2.24m )

### Bedroom 3

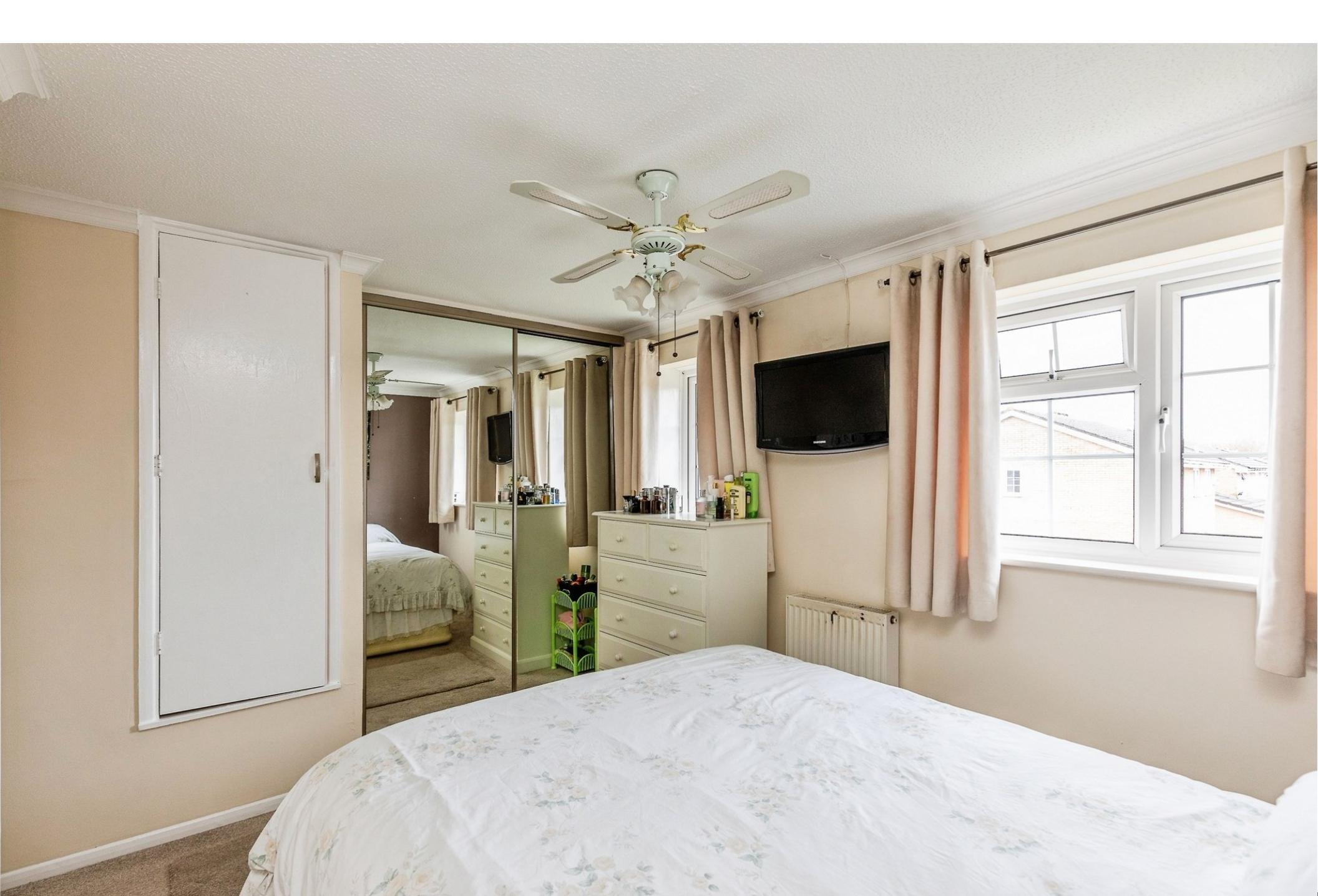
7' 7" x 6' 1" ( 2.31m x 1.85m )

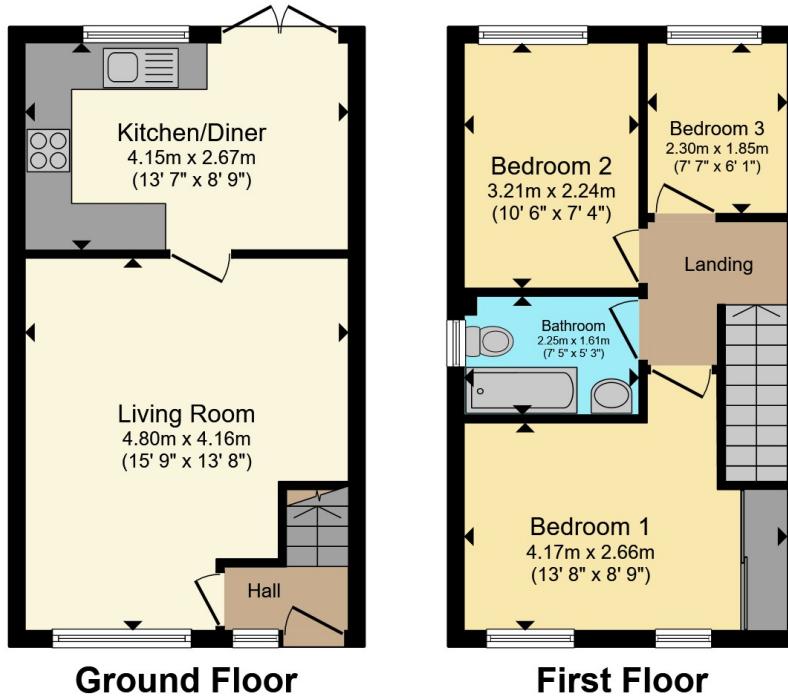
### Front Garden

### Rear Garden









Total floor area 63.0 m<sup>2</sup> (678 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: **Awaited**      Council Tax Band: **C**

view this property online [connells.co.uk/Property/WOT309370](http://connells.co.uk/Property/WOT309370)

Tenure: Freehold



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