



Connells

Ridgeway Lane
Bristol



Property Description

This beautifully extended semi-detached home offers the perfect blend of character, comfort and modern family living. At its heart is a stunning open-plan kitchen/dining space, designed for everyday life and effortless entertaining, flowing through to a light-filled sun room that enjoys delightful views across the garden.

Upstairs, four well-proportioned bedrooms are complemented by a stylish family bathroom and an en-suite shower room to the principal bedroom, while a ground floor shower room adds further practicality.

Outside, the property truly comes into its own, with a wonderfully mature rear garden offering a peaceful retreat, complete with generous lawned areas, a charming pergola-covered seating space and a summerhouse, creating an ideal setting for relaxing, entertaining and enjoying the warmer months.

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Porch

Entrance door leading into the property and opening into the entrance hall.

Hall

Spacious entrance hall with stairs rising to the first floor, radiator and doors serving the ground floor accommodation.

Living Room

12' 11" MAX x 10' 7" MAX (3.94m MAX x 3.23m MAX)

A comfortable reception room featuring a double-glazed bay window to the front aspect, feature fireplace with inset stove, radiator and ample space for lounge furniture.

Kitchen

26' 9" MAX x 13' 6" MAX (8.15m MAX x 4.11m MAX)

A superb open-plan family space fitted with a range of modern wall and base units with complementary work surfaces, inset sink and drainer, integrated cooking facilities, central island, ample dining space, radiator, double-glazed windows to the rear aspect and access to the utility area and sun room.

Utility Room

6' 3" x 5' 3" (1.91m x 1.60m)

Useful ancillary space providing additional storage and appliance space with access to the rear of the property.

Ground Floor Shower Room

7' 10" x 7' (2.39m x 2.13m)

Comprising a walk-in shower enclosure, wash hand basin set within vanity storage, WC, radiator and obscured double-glazed window to the front aspect.

Sun Room

11' 5" x 8' 9" (3.48m x 2.67m)

A bright and inviting reception area enjoying an extensive range of double-glazed windows to the rear aspect, roof lantern, radiator and double doors opening onto the rear garden.

Landing

Spacious landing with access to all first-floor accommodation and loft

access.

Bedroom One

15' 3" x 8' (4.65m x 2.44m)

A generous double bedroom featuring fitted wardrobes, radiator and double-glazed window to the rear aspect.

Ensuite Shower Room

8' 2" x 5' 6" (2.49m x 1.68m)

Fitted with a shower enclosure, wash hand basin, WC, radiator and obscured double-glazed window to the front aspect.

Bedroom Two

11' 8" MAX x 10' 8" MAX (3.56m MAX x 3.25m MAX)

A spacious double bedroom with fitted wardrobes, radiator and double-glazed bay window to the front aspect.

Bedroom Three

10' 6" x 9' 7" (3.20m x 2.92m)

A well-proportioned bedroom with radiator and double-glazed window to the rear aspect.

Bedroom Four

8' x 7' 1" (2.44m x 2.16m)

A generous room over looking the rear of the house with ample space for either another guest bedroom or a home office

Family Bathroom

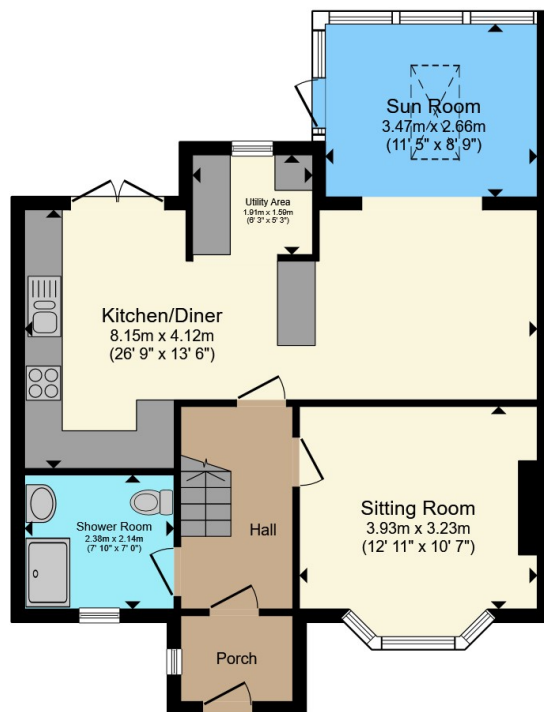
5' 11" x 5' 9" (1.80m x 1.75m)

Fitted with a panelled bath with shower over, wash hand basin, WC, heated towel rail and obscured double-glazed window to the front aspect.

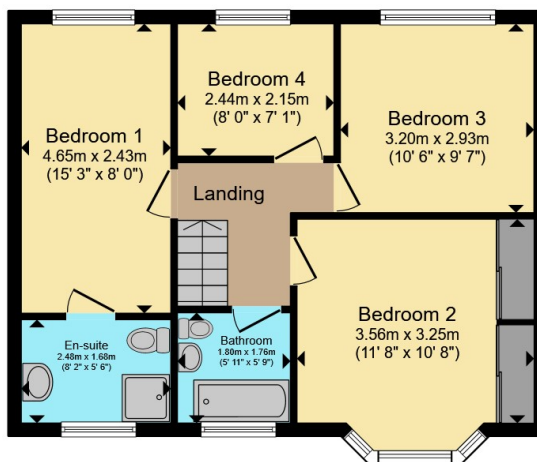
Rear Garden

An outstanding rear garden arranged predominantly to lawn with established borders, mature hedging and a variety of seating and entertaining areas. Features include a covered pergola with decked seating area, paved pathways, ornamental planting and a summerhouse, all enjoying a good degree of privacy and creating an ideal outdoor space for both relaxation and entertaining.





Ground Floor



First Floor

Total floor area 119.6 m² (1,288 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: D Council Tax
Band: D

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Tenure: Freehold



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