



Connells

Whiteway Road
Bristol



Property Description

Situated within a sought-after residential area, this well-maintained three-bedroom semi-detached home offers spacious accommodation, excellent outside space and a driveway providing off-road parking. The ground floor comprises a welcoming entrance hall, generous lounge and spacious kitchen/dining room with direct access onto the rear garden. The first floor offers three bedrooms and a family bathroom. A particular feature is the beautifully maintained rear garden with an extensive patio, well-kept lawn, mature planting, established hedging and two useful sheds, creating an ideal space for relaxing and entertaining.

Entrance Hall

Window to the side via the entrance door allowing natural light, stairs rising to the first floor accommodation, useful under stairs storage cupboard, access into the lounge and radiator.

Lounge

15' 11" x 12' (4.85m x 3.66m)

Window to the front elevation allowing plenty of natural light, generous reception room offering

ample space for lounge furniture, feature fireplace, opening through to the kitchen and radiator.

Kitchen/Dining Room

19' 4" x 7' 4" (5.89m x 2.24m)

Window overlooking the rear garden together with French doors providing direct access onto the

patio. Fitted with a range of wall and base units with complementary work surfaces over, inset sink

and drainer, integrated appliance space, ample worktop preparation areas and generous space for

a dining table. Radiator.

Landing

Window to the side elevation, access to all three bedrooms, family bathroom, airing cupboard and

loft hatch.

Bedroom One

11' 11" x 10' 8" (3.63m x 3.25m)

Window to the front elevation, spacious double bedroom with built-in storage cupboards and radiator.

Bedroom Two

9' 6" x 7' 6" (2.90m x 2.29m)

Window overlooking the rear garden, well-proportioned double bedroom and radiator.

Bedroom Three

8' 8" x 6' 11" (2.64m x 2.11m)

Window to the front elevation, ideal as a child's bedroom, nursery or home office and radiator.

Bathroom

9' 1" x 3' 10" (2.77m x 1.17m)

Window to the rear elevation, fitted with a panelled bath incorporating shower over, wash hand

basin, low level WC, tiled surrounds and heated towel radiator.

Outside

Front Approach

The property is approached via a generous block paved driveway providing off-road parking for

multiple vehicles. A side access gate leads through to the rear garden.

Rear Garden

A standout feature of the home is the beautifully maintained rear garden. An extensive paved patio

leads onto a well-maintained lawn with mature planting, established hedging providing privacy and

two timber sheds, creating a fantastic space for entertaining and enjoying the outdoors.

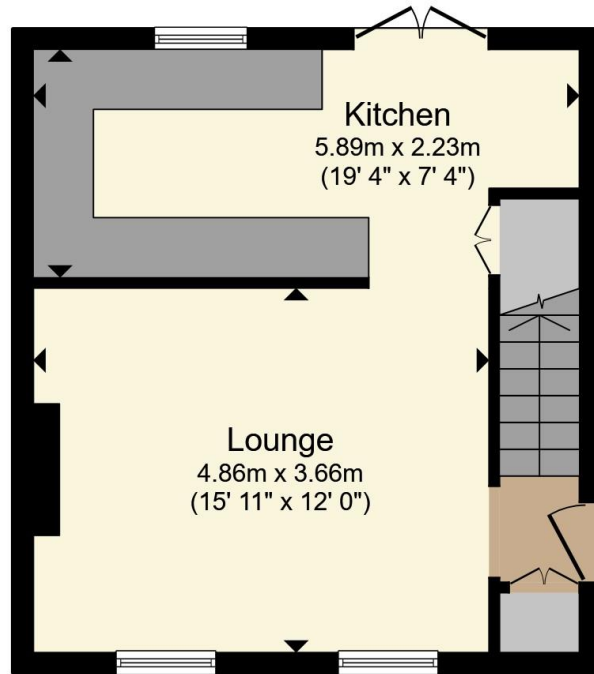
Agent's Note

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.

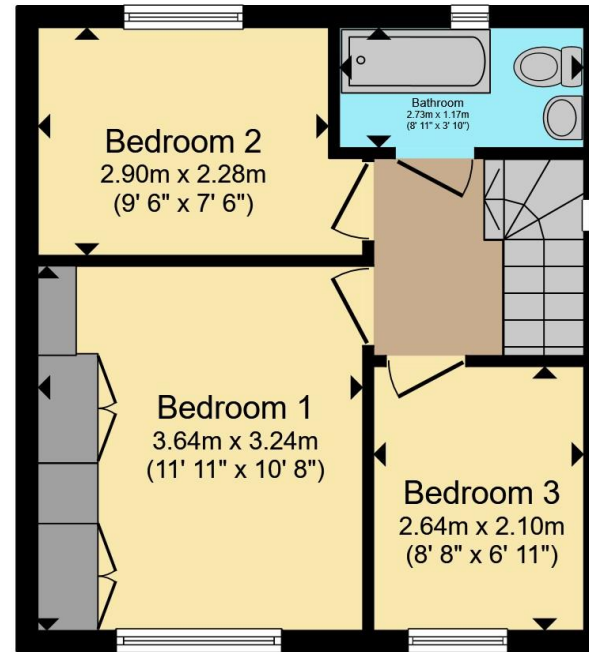








Ground Floor



First Floor

Total floor area 65.5 m² (705 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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1 Regent Street Kingswood
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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Property Ref: KWD311664 - 0005