



Connells

Dyrham Road
Bristol



Property Description

Situated within the popular Kingswood area, this three-bedroom semi-detached bungalow offers versatile and

well-proportioned accommodation arranged entirely across one level. The property is approached via the front garden with a pathway leading to the entrance porch. Internally, the accommodation comprises an entrance hall providing access to the principal rooms, a generous lounge and a well-proportioned kitchen/diner with access leading out towards the rear garden. There are three bedrooms, including a good-sized main bedroom and second bedroom, alongside a third bedroom which could equally suit use as a home office or study. A separate shower room completes the internal

accommodation. Externally, the property benefits from gardens to the front and rear. The rear garden is predominantly laid to lawn with paved areas, established planting and access to the garage. A particularly useful feature is the private rear

lane, providing vehicular access to the garage and off-road parking arrangements. Dyrham Road is situated within the wider Kingswood area, conveniently positioned for access to local amenities, schools and transport connections across East Bristol and South Gloucestershire. The location also provides access towards the A4174 Avon Ring Road and surrounding areas.

Entrance Porch

Entrance door opening into the porch with further door providing access into the main

accommodation.

Entrance Hall

Central hallway providing access to the lounge, kitchen/diner, all three bedrooms and shower room, with useful built-in storage.

Lounge

12' 7" x 11' 3" (3.84m x 3.43m)

Window to front, providing a generous principal reception room with ample space for a range of living room furniture, radiator.

Kitchen/Diner

15' 3" x 9' 8" (4.65m x 2.95m)

Window to rear with door providing access to the rear garden. Fitted kitchen incorporating a range of wall and base units with work surfaces, sink and drainer, space and provision for appliances and room for a dining table and chairs, radiator.

Main Bedroom

11' 5" x 10' 6" (3.48m x 3.20m)

Window to front, offering space for a double bed and additional bedroom furniture, radiator.

Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m)

Window to rear, providing another well-proportioned bedroom with space for bedroom furniture, radiator.

Bedroom Three

10' 2" x 7' 4" (3.10m x 2.24m)

Window to side, suitable as a bedroom, study or home office depending on requirements, radiator.

Shower Room

7' 1" x 5' 3" (2.16m x 1.60m)

Obscured window to rear. Suite comprising shower enclosure, wash hand basin and WC.

Outside

Front Approach

The property is set back from the road behind a low-maintenance front garden, predominantly laid to decorative stone, with a central pathway and steps leading to the entrance. Low-level brick walling borders the approach with established planting providing additional greenery.

Rear Garden

An attractive and well-maintained rear garden, predominantly laid to lawn with paved pathways and seating areas. Established flower beds and planted borders provide additional interest, with fencing enclosing the garden. Steps lead towards the garage, while access to the private rear lane provides vehicular access to the garage and parking.

Garage / Rear Lane

Garage positioned to the rear of the garden and approached via a private rear lane, providing useful vehicle parking and additional storage.

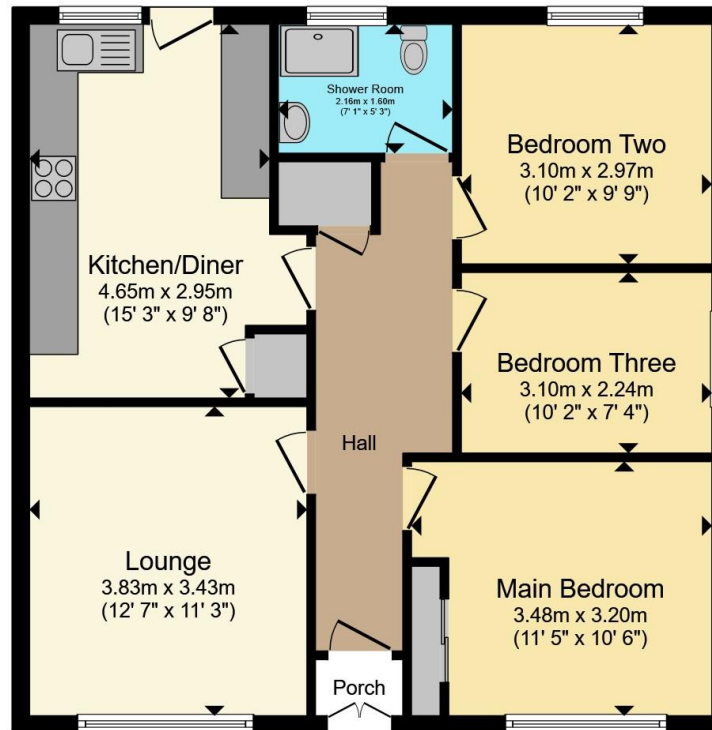
Agent's Note

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Total floor area 71.1 m² (766 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

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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