



Connells
connells.co.uk
FOR SALE

Connells

Kestrel Drive
Pucklechurch Bristol

Kestrel Drive Pucklechurch Bristol BS16 9SX

for sale offers in excess of
£375,000



Property Description

Located in the popular village of Pucklechurch, this extended four-bedroom semi-detached home offers flexible family living with modern features throughout.

The ground floor has been thoughtfully designed to include a spacious open-plan kitchen/lounge with bi-fold doors opening to the rear garden, creating a light and sociable space ideal for entertaining. The kitchen itself is extremely modern, finished to the highest of standards, offering both style and practicality. A separate utility room with Jack and Jill shower room add further convenience, while a versatile ground floor bedroom provides additional options for family living or a home office.

Upstairs, the property benefits from three further bedrooms and a family bathroom, offering well-balanced accommodation for growing households. Outside, the property enjoys both front and rear gardens, with the rear designed for easy family use and entertaining.

Pucklechurch itself is a sought-after semi-rural location, offering good local amenities, schools and transport links to Bristol and Bath, making it a fantastic choice for families looking for convenience with a village lifestyle.

Agents Note

There is a £12.50 per year leasehold charge.

Porch

Door in from front, door to Bedroom Three, door to main living areas, wall mounted electric heater and fuse boxes.

Bedroom Three

11' 3" x 8' 8" (3.43m x 2.64m)

Double glazed window to the front aspect, skylight window, smooth ceiling with recessed spotlights, door to Jack and Jill en-suite, TV point, carpeted flooring and a radiator.

En-Suite Shower Room

7' 1" x 5' 4" (2.16m x 1.63m)

Jack and Jill doors allowing access from bedroom three or utility. Skylight window, smooth ceiling with recessed spotlights, glass shower cubicle with rain shower over and handheld shower attachment, W.C., pedestal wash hand basin with mixer tap, tiled flooring and a heated towel rail.

Kitchen/Lounge/Diner

32' x 15' 9" (9.75m x 4.80m)

Kitchen Area

Double glazed window to the front aspect, a modern fitted kitchen with a range of high gloss wall and base units with integrated appliances, an eye-level double oven, a microwave, dishwasher and tall fridge. Under counter freezer, stainless steel sink and drainer with mixer tap, central island with induction hob and suspended extractor hood, under counter bin and recycling point, separate double socket and charging port

accessible from kitchen table, pan drawers and cupboard storage. Smooth ceiling with recessed spotlights and additional pendant lighting. Under stairs storage, door to Utility, tiled flooring and stairs rising to the first floor.

Lounge Area

Double glazed Bi-fold doors opening out to the rear garden, two skylight windows, smooth ceilings with recessed spotlights, TV point, carpeted flooring and two modern column radiators.

Utility

11' 3" x 8' 8" (3.43m x 2.64m)

Skylight window, door to rear access and same sized porch, , wall and base units with worktops over, under counter space and plumbing for a separate washing machine and tumble dryer, stainless steel sink and drainer, wall mounted boiler, additional under stairs storage, extractor fan, tiled flooring and two chrome heated towel rails.

Landing

Doors off to bedrooms and bathroom, carpeted flooring and loft access via loft ladder. (loft boarded)

Bedroom One

12' 1" x 9' 1" (3.68m x 2.77m)

Double glazed window to the front aspect, built-in double wardrobes, TV point, wood effect flooring and a radiator.

Bedroom Two

10' 4" x 9' 1" (3.15m x 2.77m)

Double glazed window to the rear aspect, TV point, wood effect flooring and a radiator.

Bedroom Four

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window to the front aspect, storage cupboard, wood effect flooring and a radiator.

Bathroom

6' 6" x 6' 5" (1.98m x 1.96m)

Double glazed obscured window to the rear aspect, panelled P shaped bath with mixer tap and mains shower over, glass shower screen, W.C., wash hand basin with mixer tap inset into vanity unit, extractor fan, part tiled, tiled flooring and a heated towel rail.

Outside

Front Garden

The front garden is well established with mature planting and a greenhouse, offering space for gardening and seating. A pathway leads to the property, creating a welcoming entrance. Outside tap.

Rear Garden

The rear garden is designed for low maintenance with mature borders. It can be accessed via the utility rooms rear porch and the bi-folding doors from the open-plan kitchen/living area. The space also includes access to the garage, outside tap (hot and cold), a secure rear fence and feature gate/porch, making it practical as well as private.

Garage

Up and over door from the street, light and multiple power sockets, heated towel rail and a side door from garden.

Both the house and garage have an alarm.









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.focalagent.com

To view this property please contact Connells on

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EME306821



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EME306821 - 0013