

Connells

Bath Road
Bitton BRISTOL

Bath Road
Bitton BRISTOL BS30 6HT

for sale offers in excess of
£800,000







Property Description

Situated on the sought-after Bath Road in Bristol, this impressive five-bedroom detached family home offers generous and versatile accommodation, perfectly suited to modern family living. The ground floor features a spacious living/dining room, a contemporary kitchen with bi-fold doors opening onto a beautifully landscaped split-level garden, a useful utility room with cloakroom, and a fifth bedroom ideal for guests, home working or multi-generational living.

Upstairs, the principal bedroom benefits from its own en-suite shower room and shares a balcony with bedroom four, creating a wonderful space to relax and enjoy the outlook. Two further well-proportioned bedrooms and a family bathroom complete the first-floor accommodation.

Externally, the property enjoys a garage, driveway parking for several vehicles, and attractive gardens.

Bitton is a picturesque village nestled between Bath and Bristol, offering the perfect balance of rural charm and modern convenience. Surrounded by beautiful countryside and steeped in history,and provides a peaceful setting while maintaining excellent transport links.

With easy access to both Bath and Bristol—just a short drive or bus ride away—it's ideal for commuters and families who crave village living without sacrificing city amenities.

The area boasts local shops, welcoming pubs, and scenic walks along the River Avon and the Bristol-Bath Railway Path, making it a wonderful place to call home.

Ground Floor Accommodation

Entrance Hall

Double Glazed Window to Side, Access to Living Room, Kitchen, Utility / Cloakroom and Bedroom 5

Living Room / Dining Room

Double Glazed Bay Window and Double Glazed Window to Front, Feature Fire Place, Radiator

Utility / Cloakroom

Double Glazed Window to Side, WC and Pedestal Sink, Space and Plumbing for Washing Machine and Tumble Dryer with Work Surface Over, Chrome Heated Towel Rail

Kitchen

Double Glazed Bi-Fold Doors to Rear Garden, Range of Modern Wall and Base Units with Work Surface Over and Matching

Island / Breakfast Bar, Tiled Splash Back Around, Inset Sink with Mixer Tap, Space for Range Style Cooker, Integrated Fridge / Freezer, Radiator

Bedroom 5

Double Glazed Window to Side, Radiator

First Floor Accommodation

Bedroom 1

Double Glazed Window to Rear, Built In Wardrobe, Door to En-Suite, Radiator Door to Balcony Area

En-Suite

Obscure Double Glazed Window to Side, WC, Vanity Sink Unit and Shower Enclosure, Tiled to Water Sensitive Areas

Bedroom 2

Double Glazed Window to Front, Built in Wardrobe, Radiator

Bedroom 3

Double Glazed Window to Front, Radiator

Bedroom 4

Double Glazed Window to Rear, Door to Balcony Area, Radiator

Bathroom

Obscure Double Glazed Window to Side, Three Piece Suite Comprising of WC, Pedestal Sink and Large Panel Bath with Shower Over, Tiled to Water Sensitive Areas

External Features

Rear Garden

Landscaped Split Level Garden with Patio Area to the Ground and Lawn Area Enclosed via Hedgerow for Privacy to the Upper Level

Garage

To the Side of the Property with Up and Over Door

Parking

Driveway Parking for Several Cars to the Front of the Property

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks 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.







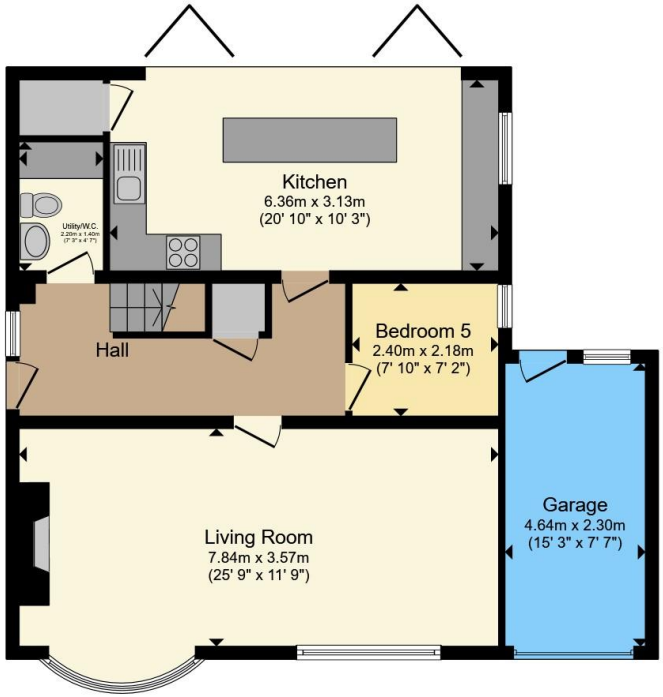




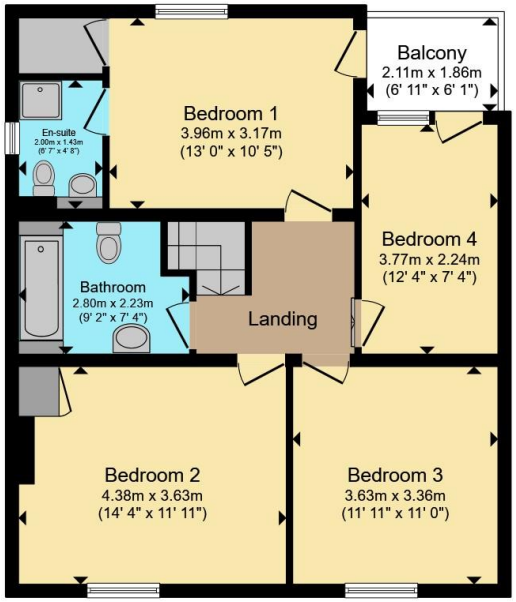








Ground Floor



First Floor

Total floor area 153.3 m² (1,650 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 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
BRISTOL BS30 9DD

EPC Rating: C

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BLG104619

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.