



**Connells**

Rowan Way  
Hanham Bristol



## Property Description

Beautifully presented link semi-detached Home in a Sought-After Hanham Cul-De-Sac. This attractive property offers a welcoming entrance hall, a modern cloakroom, and a spacious lounge overlooking the green to the front. The dining room features French doors opening onto the rear garden, while the contemporary kitchen boasts integrated appliances. Upstairs, you'll find three generous double bedrooms and a stylish family bathroom. Outside, the front enjoys an enclosed garden, and the rear showcases a mature landscaped space with an artificial lawn, planted borders, and a charming water feature. A driveway and carport lead to the attached garage, completing this exceptional home in a highly desirable location.

## Entrance Hall

Double glazed composite door to the front, radiator, doors to the lounge and cloakroom/WC

## Cloakroom/ Wc

Double glazed frosted window to the front, low level Wc, vanity sink unit, tiled splashbacks, heated towel radiator, tiled flooring.

## Lounge

15' 6" x 15' 6" max ( 4.72m x 4.72m max )  
Double glazed box bay window to the front, radiator, electric fire.

## Dining Room

14' max x 8' ( 4.27m max x 2.44m )  
Double glazed patio door to the rear garden, stairs leading to the first floor, undersrtairs storage cupboard, tiled flooring

## Kitchen

Double glazed window to the rear, a range of modern style wall and base units, rolled edge work tops, with matching splashbacks, built in eye level oven, gas hob, integrated

fridge/freezer, integrated dishwasher, composite sink unit with mixer tap, cooker hood, double glazed door to the side, radiator.

## First Floor Landing

Double glazed window to the side, loft access, airing cupboard

## Bedroom One

15' 6" x 9' 8" max ( 4.72m x 2.95m max )

Two double glazed windows to the rear, fitted sliding wardrobes, radiator.

## Bedroom Two

8' 8" x 10' 3" ( 2.64m x 3.12m )  
Double glazed window to the front, radiator.

## Bedroom Three

10' 3" x 6' 8" ( 3.12m x 2.03m )  
Double glazed window to the front, radiator

## Bathroom

Double glazed window to the rear, a three piece bathroom suite comprising panel bath with mixer tap and shower attachment, combination vanity sink unit and low level WC, laminate wood effect flooring, tiled splashbacks, down lighters, heated towel radiator.

## Front Garden

Enclosed by a low level boundary wall and laid to paving

## Rear Garden

high-level fencing and features a low-maintenance artificial lawn, complemented by well-planned borders hosting a variety of plants and

shrubs for year-round interest. At the heart of the garden sits a charming water feature creating a tranquil focal point. To the side, a tarmac driveway provides easy access and leads directly to a carport, ensuring practical convenience alongside the attractive outdoor setting.

### Garage

20' 9" x 8' 2" ( 6.32m x 2.49m )

Double wooden doors to the front, space for tumble dryer, double glazed door to the front, wall mounted gas boiler





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EPC Rating: D    Council Tax  
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Tenure: Freehold



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