



Sunny Hill
BRISTOL



Property Description

A fantastic opportunity to acquire a modernised family home with excellent off-street parking, a garage and versatile outside space. NO ONWARD CHAIN.

Connells are delighted to offer for sale this well-presented three-bedroom semi-detached home situated on a generous corner plot in a quiet suburban location. The property has been modernised by the current owner and benefits from a large private driveway, garage and spacious corner plot.

The ground floor features attractive porcelain tiled flooring, whilst the first floor and stairwell have newly fitted carpets and underlay. The kitchen offers good storage and comes with all white goods. Worcester Bosch combination boiler installed in 2020. Full fibre broadband is also available.

The bathroom was comprehensively renovated in Spring 2026, including replacement sanitaryware, newly tiled walls, a bespoke tiled bathroom unit and hardwearing SPC waterproof flooring. Internal doors to the bedrooms and bathroom have also been replaced.

Externally, the property benefits from a large private driveway providing parking for several vehicles and a garage with a new roof, guttering, personnel door and up-and-over door. New UPVC gutters have been fitted externally.

There are two useful sheds, with the front shed benefiting from power sockets and offering potential as an outdoor office or workspace, while the rear shed provides bike storage and a dedicated tool area. The partially boarded attic provides additional storage.

Living Room

16' 6" x 11' 10" max (5.03m x 3.61m max)

Kitchen/ Dining Room

16' 6" x 12' 4" max (5.03m x 3.76m max)

Bedroom 1

11' 10" x 8' 8" (3.61m x 2.64m)

Bedroom 2

9' 11" x 9' 1" (3.02m x 2.77m)

Bedroom 3

6' 1" x 5' 10" max (1.85m x 1.78m max)

Bathroom

6' 10" x 5' 10" (2.08m x 1.78m)

Garage

17' 3" x 9' 8" (5.26m x 2.95m)

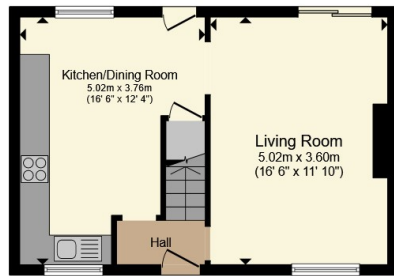
Location

Situated in a quiet suburban neighbourhood, the property is within walking distance of local shops and close to several bus routes providing access to Bristol City Centre and Cribbs Causeway. Sea Mills train station is also nearby, offering connections to Bristol Temple Meads. The area is well served by local schools and amenities.

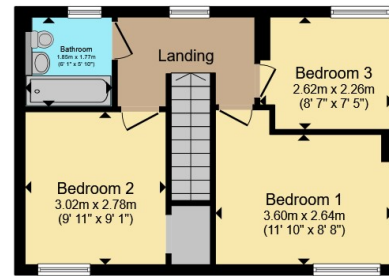




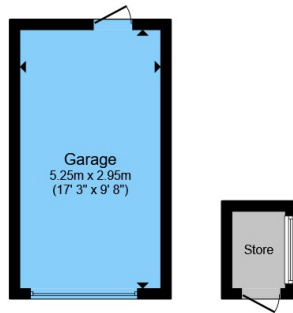




Ground Floor



First Floor



Outbuilding

Total floor area 91.6 m² (986 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



To view this property please contact Connells on

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6 Canford Lane
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EPC Rating: C Council Tax
Band: A

Tenure: Freehold

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