



**Connells**

Woodend Road  
Coalpit Heath Bristol



### Property Description

Set on a generous corner plot in the heart of Coalpit Heath, this well presented three bedroom detached bungalow offers spacious single-level living, a private rear garden, a modern kitchen, a separate utility room and a garage with driveway parking. The home has been thoughtfully arranged to maximise natural light, with well proportioned rooms, multiple reception spaces and a practical layout suited to both families and downsizers.

The lounge sits to the rear of the property with French doors opening directly onto the garden, creating a bright and welcoming living space. The dining room sits to the front, offering an ideal setting for entertaining or family meals. The modern kitchen is positioned to the side of the home with a double glazed window overlooking the garden, complemented by a separate utility room with access to the exterior.

All three bedrooms are arranged off the central hallway, with the main bedroom benefiting from an en-suite shower room. The remaining two bedrooms are well sized and sit to the front and side elevations. A family bathroom completes the internal accommodation.

Outside, the rear garden offers a private and well maintained space with patio seating, lawn, planting and space for outdoor furniture. The front of the property provides driveway parking leading to the garage, with a landscaped frontage and mature shrubs.

### Entrance

UPVC double glazed front door leading into a entrance porch, a further UPVC double glazed glass door with glass side panel leading into a hallway.

### Hallway

Central heating radiator, laminate flooring, storage cupboards, doors off to principal rooms.

### Dining Room

12' 4" x 10' 9" ( 3.76m x 3.28m )  
Positioned at the front of the home, the dining room features a double glazed window facing the front elevation. The room comfortably accommodates a large dining table and storage, making it ideal for family meals or entertaining.

### Kitchen

10' 7" x 9' 2" ( 3.23m x 2.79m )  
A modern fitted kitchen with a double glazed window facing the rear elevation. The room offers generous worktop space, integrated appliances and access to the utility room. The layout provides a practical and well organised cooking environment.

### Utility Room

6' 3" x 6' 9" ( 1.91m x 2.06m )  
A useful utility space with a double glazed window facing the side elevation and external door access. The room includes additional worktop space, plumbing for appliances and storage, keeping the main kitchen free for everyday use.

### Lounge

15' 7" x 11' 8" ( 4.75m x 3.56m )  
A spacious rear facing lounge with double glazed French doors opening directly onto the garden, allowing excellent natural light. The room offers ample space for seating and features a focal fireplace, creating a comfortable and inviting living area.

### Bedroom One

12' x 10' 8" ( 3.66m x 3.25m )  
A well proportioned main bedroom with

a double glazed window facing the front elevation. The room comfortably accommodates a double bed and storage, and benefits from an en-suite shower room.

### En-Suite

7' 1" x 4' 11" ( 2.16m x 1.50m )

Fitted with shower enclosure, wash hand basin, and WC.

### Bedroom Two

10' 8" x 8' 9" ( 3.25m x 2.67m )

A generous second bedroom with a double glazed window facing the side elevation. Suitable as a double bedroom, guest room or home office.

### Bedroom Three

8' 11" x 7' 4" ( 2.72m x 2.24m )

A well sized third bedroom with a double glazed window facing the side elevation. Ideal as a single bedroom, study or hobby room.

### Cloakroom

The cloakroom consists of a wash hand basin, radiator and fitted toilet.

### Rear Garden

A private rear garden with patio seating, lawn, planting and space for outdoor furniture. The garden is well maintained and enjoys a good degree of privacy, there is a motorised awning that goes over the patio and can be used with a remote.

### Garage

A single electric remote control garage with up and over door, power and lighting, offering secure parking or storage.

### Driveway

The property includes a private driveway with enough space for a car.





**Floor Plan**

Total floor area 106.0 m<sup>2</sup> (1,141 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](http://www.propertybox.io)



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 Band: E

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Tenure: Freehold



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