



| Coniston Avenue |

Guide Price £895,000

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7 Coniston Avenue, Bristol, BS9 3SA

- 4 Bedrooms
- Semi Detached
- Approx 2,000 sq. ft
- Great Living Spaces
- Beautiful Views over the Playing Fields
- Off Street Parking

A fantastic four-bedroom semi-detached family home offering generous ground-floor living space, well-proportioned bedrooms, multiple bathrooms, lovely open views over the University of Bristol playing fields, off-street parking, and a level rear garden.

The property is accessed from the front into a welcoming entrance hall, which provides access to the reception rooms, the kitchen/diner, a downstairs WC, understairs storage cupboard, and the stairwell to the first floor. The lounge is positioned to the front and features an attractive curved bay window, an open fireplace with surround, built-in alcove storage, picture rail, and hard-wearing wooden flooring.

To the rear, the beautifully extended kitchen/diner truly forms the hub of the home. The kitchen is fitted with a range of wall and base units, Quartz worktops with stand, a stainless steel sink, and integrated appliances including an induction hob, double oven, fridge/freezer, dishwasher, and wine cooler. Flooded with natural light from skylights and bi-fold doors, the space enjoys uninterrupted views across the playing fields beyond. A large central breakfast bar provides excellent additional storage, while there is ample room for a family-sized dining table and chairs. The room is finished with durable LVT flooring. Leading off the kitchen is a very useful utility room with a window to the front, additional storage, plumbing for a washing machine, and a sink with drainer.

Also to the rear is a further reception room, ideal as a family room, featuring built-in storage, coving, folding doors, and herringbone-style LVT flooring. An additional extension provides yet another versatile living space with bi-fold doors opening onto the rear garden, skylights, and hard-wearing flooring. Currently used as a gym, this area would also make an excellent snug or home office.





To the first floor, the landing gives access to three bedrooms, the shower room, and the stairwell to the second floor. The front bedroom benefits from a curved bay window overlooking the cul-de-sac and is carpeted. The rear bedroom is a well-proportioned double with built-in storage and a window enjoying views over the garden and playing fields beyond; it is neutrally decorated and carpeted. The third bedroom on this floor is also to the rear and features a window, picture rail, and laminate flooring. The shower room comprises a walk-in shower, low-level WC, wash hand basin, tiling, an airing cupboard, and obscured side windows.

On the second floor is a further double bedroom with a rear-facing window offering elevated views, a skylight to the side, and useful eaves storage. Completing this floor is an en-suite bathroom with a bath and shower over, low-level WC, and wash hand basin.

Externally, the front of the property provides off-street parking for several vehicles, a bin store, gated side access, and an outside tap.

To the rear, a decked area directly off the house offers the perfect space for outdoor dining and entertaining during the summer months. The remainder of the garden is mainly laid to lawn, with a patio area positioned towards the top right-hand side, ideal for catching the afternoon and evening sun. Backing onto the playing fields, the garden enjoys a wonderful open and green outlook.



**Energy Performance Certificate
Rating C**

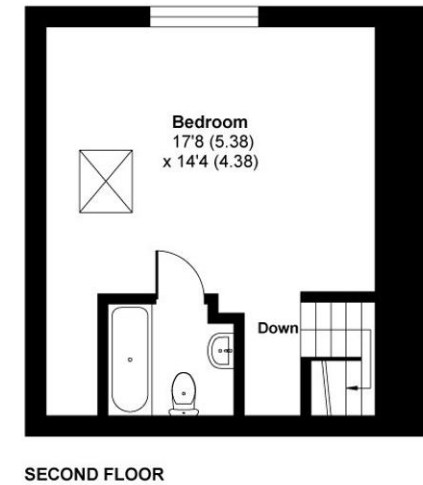
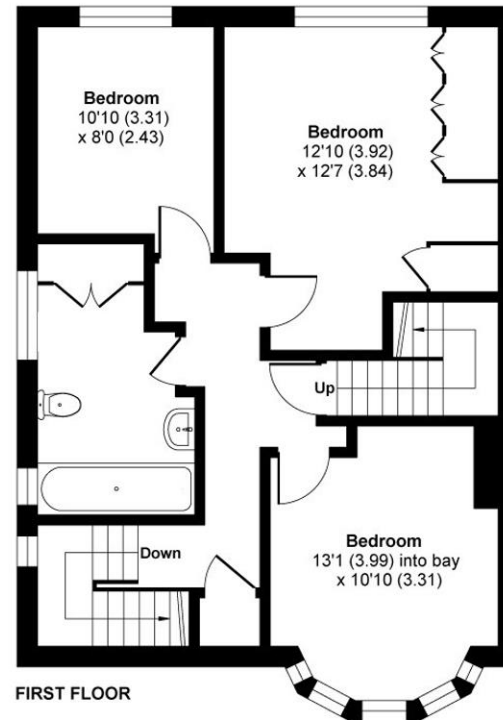
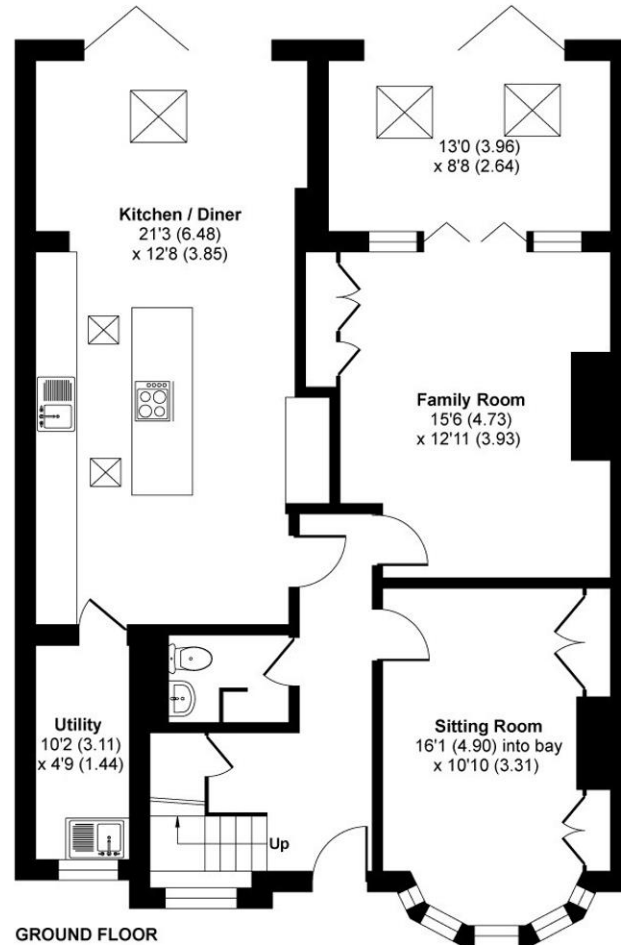
Council Tax Band F



Coniston Avenue, Bristol, BS9

Approximate Area = 2066 sq ft / 191.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Leese & Nagle. REF: 1402642



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