



Connells

Dolman Close
Bristol



Property Description

Tucked away in a quiet cul-de-sac on Dolman Close, this well-presented three-bedroom home occupies an enviable corner plot, offering a larger-than-average garden and excellent potential for a range of buyers.

The property provides well-balanced accommodation throughout, with a bright and spacious living area leading through to a conservatory at the rear-creating an additional versatile reception space that overlooks the garden and is perfect for relaxing or entertaining.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom, making it an ideal home for families, first-time buyers or those looking to upsize.

Externally, the standout feature is the generous corner plot garden, offering far more space than typically found in similar properties. The garden is complemented by a number of useful outbuildings, providing excellent storage, workshop space, or potential for further use depending on individual needs.

The property also benefits from off-road parking, adding to its practicality and appeal.

Conveniently located close to local amenities, schools, and transport links, this home combines space, versatility and a desirable position-early viewing is highly recommended.

Entrance Hall

Living Room

14' 7" MAX x 11' 3" MAX (4.45m MAX x 3.43m MAX)

Kitchen/Diner

21' 5" MAX x 10' MAX (6.53m MAX x 3.05m MAX)

Conservatory

11' 4" x 10' 2" (3.45m x 3.10m)

Landing

Bedroom 1

14' 9" MAX x 10' 2" MAX (4.50m MAX x 3.10m MAX)

Bedroom 2

11' 6" MAX x 11' MAX (3.51m MAX x 3.35m MAX)

Bedroom 3

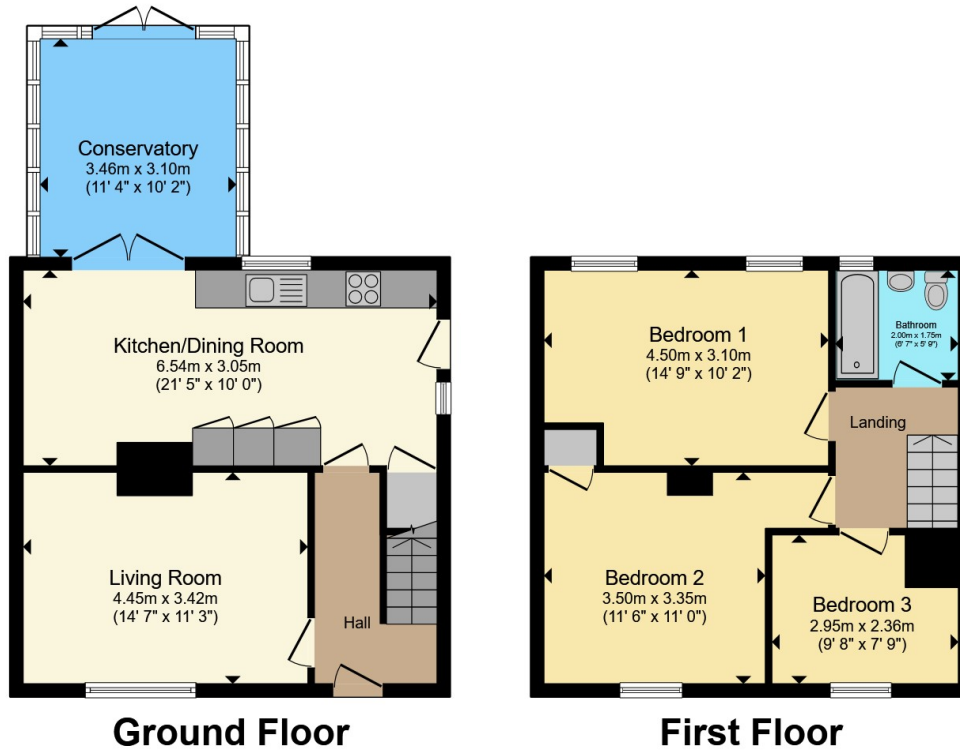
9' 8" MAX x 7' 9" MAX (2.95m MAX x 2.36m MAX)

Bathroom

Driveway

Rear Garden





Total floor area 97.1 m² (1,045 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



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6 Canford Lane
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EPC Rating: Council Tax
Awaited Band: B

view this property online connells.co.uk/Property/WOT309486

Tenure: Freehold



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