



25 JUTLAND ROAD

AVONMOUTH
BS11 9ER

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PROPERTY DESCRIPTION

This thoughtfully extended three-bedroom terraced home offers considerably more living space than you might expect, with the exceptional rear extension providing the real wow factor. Creating a fantastic hub of the home, the impressive kitchen/diner/snug combines modern style with genuinely versatile family living and entertaining space.

The heart of the property is the superb open-plan kitchen and dining area, featuring a contemporary fitted kitchen with a central island and breakfast bar. The generous layout provides ample room for dining and entertaining, while the adjoining snug creates the perfect relaxed space for everyday living, a playroom, home office or somewhere to unwind. In addition, there is a separate lounge to the front, giving the property a level of flexibility that is particularly appealing for modern family life.

Upstairs, the accommodation continues with three well-proportioned bedrooms and a stylish, fully tiled family bathroom. The bedrooms offer useful flexibility for families, first-time buyers or those looking to create a dedicated home-working space.

Outside, the rear garden has been landscaped to provide an attractive and practical space for outdoor dining, entertaining or simply enjoying the warmer months. Rear access adds further convenience, while the insulated outbuilding, complete with power and lighting, provides valuable additional space currently used for storage and offering potential for a home office, gym, hobby room or workshop, subject to the necessary permissions.

The property is tucked away in a convenient cul-de-sac location, while still being within easy reach of the amenities of Avonmouth. Local shops, cafés and everyday facilities are close by, with Avonmouth Park providing nearby green space. Avonmouth C of E Primary School and Nursery is also located within the village.

For commuters, the location is particularly well connected. Avonmouth railway station is nearby, providing services towards Bristol and Severn Beach, with direct trains to Bristol Temple Meads taking around 30–35 minutes on current services. The M5 and Portway are also readily accessible, making Bristol, South Wales and the wider motorway network convenient to reach.

With its substantial rear extension, superb kitchen/diner/snug, separate lounge, three bedrooms, landscaped garden and useful powered outbuilding, this is a home that offers far more than the typical three-bedroom terrace and is one that really needs to be viewed to appreciate the space and versatility on offer.







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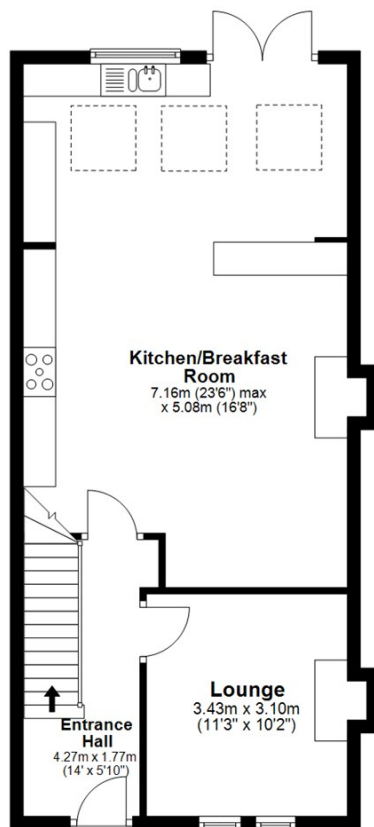
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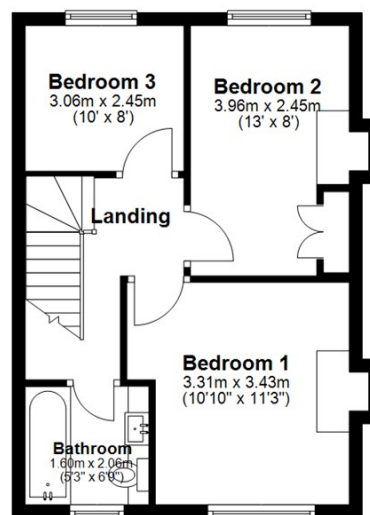
Ground Floor

Approx. 58.3 sq. metres (627.1 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



3 BEDROOMS

1 RECEPTION ROOMS

1 BATHROOMS

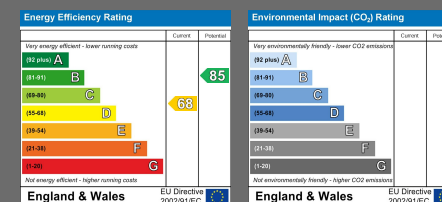
TENURE - FREEHOLD

IN ALL SQ.FT

COUNCIL TAX BAND - B

- Exceptional rear extension creating a superb kitchen/diner/snug
- Separate lounge plus additional snug - incredibly versatile living space
 - Outbuilding with power and lighting
 - Potential home office, gym, studio or hobby room
 - A fantastic choice for first-time buyers and families

- Stylish modern kitchen with central island and breakfast bar
- Landscaped rear garden ideal for entertaining and outdoor dining
 - Insulated outbuilding with power and lighting
 - Tucked away in a convenient cul-de-sac
- Excellent transport links via the M5, Portway and Avonmouth railway station



Opening hours vary slightly in each office

Mon to Fri - Usually 9am till 6pm

Saturday 9.00am-4.00pm