



Connells

Meriet Avenue
Bristol



Property Description

Tucked within a peaceful residential pocket of Bristol, this thoughtfully updated home blends warmth, creativity and modern comfort in a way that feels instantly welcoming. Inside, each room carries its own character, from the richly toned atmospheric living space to the bright contemporary kitchen and the playful personality filled bedrooms upstairs. The layout flows with ease, offering defined spaces for family life, quiet moments and entertaining.

To the rear, the garden unfolds as a genuine extension of the home, with a beautifully arranged decked terrace, areas for dining and play, and a striking timber outbuilding that elevates the property far beyond expectation. Currently used as a music studio, this versatile space complete with its own shower room opens the door to endless possibilities, whether creative, professional or simply a retreat from the everyday.

With its inviting interiors, generous outdoor space and a sense of individuality woven throughout, this is a home that feels lived in, loved and ready for its next chapter.

Living Room

18' 1" x 10' 10" (5.51m x 3.30m)

A warm and characterful living space with a rear aspect double glazed window bringing in soft natural light. The textured feature wall and terracotta tones give the room real depth. A radiator sits along the side wall, blending neatly into the layout.

Kitchen

9' 10" x 8' 11" (3.00m x 2.72m)

A modern navy and copper kitchen with a rear aspect double glazed window overlooking the garden. The clean lines, white tiling and wooden flooring create a bright and practical space. A radiator sits to the right of the door,

tucked neatly out of the way.

Dining Room

8' 11" x 6' 10" (2.72m x 2.08m)

A bright dining area with a front aspect double glazed window that fills the room with morning light. The layout works well with the bench seating, and a radiator sits along the internal wall without interrupting the flow.

Bedroom One

12' 6" x 9' 11" (3.81m x 3.02m)

A calm main bedroom with a front aspect double glazed window and a feature wallpapered wall. The room feels spacious and well balanced, providing ample space for a large bed and freestanding furniture.

Bedroom Two

11' x 10' (3.35m x 3.05m)

A generous second bedroom full of colour and personality. The rear aspect double glazed window creates a bright and welcoming space.

Bedroom Three

8' 1" x 7' 10" (2.46m x 2.39m)

A charming third bedroom with a front aspect double glazed window. Ideal as a nursery, study, or single room.

Bathroom

A bright family bathroom comprising paneled bath with shower over and folding shower screen, wash hand basin, and frosted double glazed window.

WC

The second half of a split bathroom, this room comprises tiled flooring, WC and double glazed window.

Outbuilding

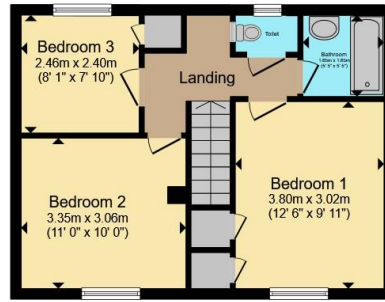
18' 1" x 13' 1" (5.51m x 3.99m)

A standout garden studio offering an impressive amount of space and natural light, enhanced by a front aspect double glazed window. The room has a calm, focused feel that lends itself beautifully to creative work, home working or a private retreat away from the main house. Its generous proportions make it easy to tailor to your needs, whether that is a workspace, hobby room or a relaxing hideaway.

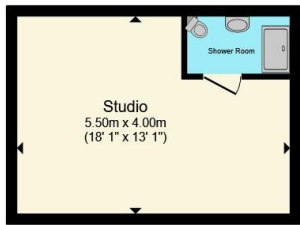




Ground Floor



First Floor



Outbuilding

Total floor area 104.1 m² (1,121 sq.ft.) approx

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EPC Rating: E Council Tax
Band: A

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Tenure: Freehold



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