



Connells

St. Dunstons Road
Bristol



Property Description

Set back from the street and quietly positioned in one of Bedminster's most desirable pockets, this handsome 1930s home offers generous proportions, great natural light and a layout that lends itself beautifully to modern living. Chain-free and immediately ready to move into, it's a superb opportunity for anyone seeking space, privacy and long-term potential in ever-popular BS3.

A welcoming porch leads into a bright hallway with wood-effect flooring and classic panelling. To the front, the bay-fronted living room is a calm, elegant space with excellent light and a clean, neutral finish. At the rear, the full-width kitchen/diner forms the heart of the home — a sociable, contemporary space with modern cabinetry, integrated appliances and French doors opening directly onto the west-facing garden.

Upstairs, three well-proportioned bedrooms offer flexibility for families, guests or home working. The principal bedroom spans the width of the house and includes built-in storage, while the second double overlooks the garden. The third bedroom is ideal as a nursery, office or dressing room. The extended bathroom is fully tiled and fitted with a modern three-piece suite.

Outside, the west-facing garden is private, enclosed and surprisingly generous, with a lawn, patio and two external stores. The front of the property offers ample space for off-street parking (subject to consents), a rare advantage in this part of Bedminster.

Porch

A practical entrance space ideal for coats,

shoes and everyday storage.

Entrance Hallway

Bright and welcoming, with wood-effect flooring, panelled detailing and access to the understairs cupboard.

Living Room

12' 2" x 11' 5" (3.71m x 3.48m)
A beautifully light front reception with double glazed window to front. Soft, natural light pours in, giving the room an effortless warmth. The ideal spot to unwind, stretch out, and settle into the evening.

Kitchen/Diner

18' 1" max x 12' 10" max (5.51m max x 3.91m max)
The heart of the home - a full-width, sociable kitchen/diner that feels instantly uplifting. Modern cabinetry, integrated appliances and wood effect flooring create a clean, contemporary backdrop, while double glazed french doors draw your eye straight out to the west-facing garden. It's the kind of space that makes cooking, hosting and everyday living feel easy.

Bedroom One

13' 4" x 11' 5" (4.06m x 3.48m)
A generous principle bedroom with a calm, elevated feel. The built-in wardrobes keep the space streamlined, while the wide footprint fibres you room to breathe - a proper sanctuary for when the day is over.

Bedroom Two

11' 5" max x 7' 11" max (3.48m max x 2.41m max)
A bright, versatile double overlooking the garden. Its shape adds character and flexibility, making it perfect for a stylish guest room, a child's bedroom or a beautifully curated workspace.

Bedroom Three

10' 1" x 6' 5" (3.07m x 1.96m)

A charming third bedroom with plenty of potential - ideal as a nursery, home office or dressing room. Compact, cost and full of possibilities.

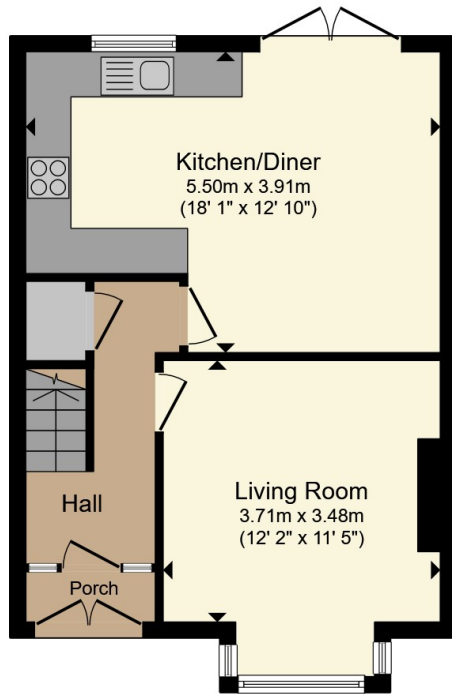
Bathroom

A sleek extended bathroom finished in contemporary tiling. The shower-over-bath, pedestal basin and frosted window create a bright, modern space that feels fresh and easy.

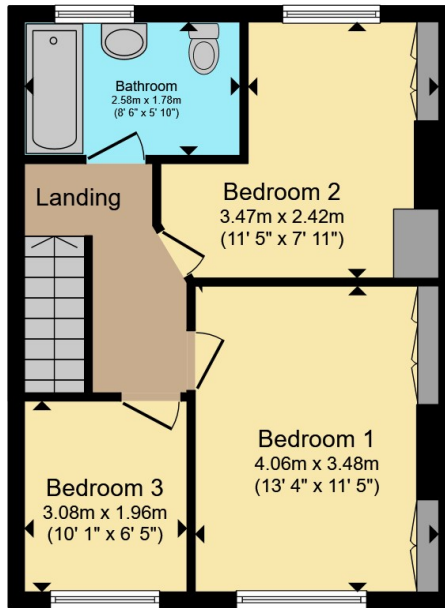
Rear Garden

A private, west-facing garden that soaks up the afternoon and evening sun, with a patio directly off the kitchen for easy outdoor dining, a neat lawn for low-maintenance living and two useful external stores. A bright, enclosed space that's ready to enjoy and easy to personalise.





Ground Floor



First Floor



Total floor area 84.7 m² (912 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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EPC Rating: C Council Tax
Band: B

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Tenure: Freehold



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