



Connells

Marthas Orchard
Bishopsworth Bristol



Property Description

Set within a quiet cul-de-sac in the sought-after Uplands, this beautifully presented two bedroom coach house offers a rare mix of privacy, style and effortless convenience. It's the kind of home that feels instantly welcoming, with a calm, modern finish and the added ease of no onward chain.

The open plan living and dining space creates a natural hub for everyday life, flowing into a well designed kitchen that's perfect for cooking, hosting or unwinding at the end of the day. Two comfortable bedrooms and a sleek bathroom complete the layout, all finished in a fresh, contemporary palette that's ready to make your own.

Outside, the property continues to impress with off street parking, a private garage and a secluded courtyard style garden that catches the sun and offers a quiet spot for morning coffee or relaxed evenings.

Uplands remains one of BS13's most popular neighbourhoods thanks to its balance of community feel and convenience. Imperial Retail Park is close by with supermarkets, cafés and major retailers, while Hengrove Leisure Centre, Hengrove Park and a choice of green spaces are all within easy reach. Well regarded schools including Four Acres Academy, Merchants' Academy and Bridge Learning Campus make the area especially appealing, and commuters benefit from straightforward routes into Bristol city centre.

Stylish, practical and brilliantly located, this is a home that delivers an easy, enjoyable way of living. Arrange your viewing today.

Entrance Hall

A private ground floor entrance will stairs rising to the main accommodation. Clean, neutral decor sets the tone for the rest of the home.

Living Room

17' 5" x 9' 1" (5.31m x 2.77m)

A bright and inviting main living space with soft grating carpet and clean white walls that create a calm, modern feel. Rear facing French doors bring in generous natural light and open to a Juliette style outlook, giving the room a sense of openness. An arched opening leads directly into the kitchen, keeping the layout sociable and connected. A simple ceiling pendant and white radiator complete the space.

Kitchen

10' x 7' 9" (3.05m x 2.36m)

A stylish, contemporary kitchen finished with glossy grey cabinetry, light worktops and white subway tiles. The layout includes an integrated oven and hob with a stainless steel extractor fan over, a stainless steel sink and drainer, and multiple power points for appliances. The grey wood effect flooring adds warmth and contrast. A rear facing double glazed window brings in natural light and keeps the space bright while cooking.

Bedroom One

14' 3" max x 11' 11" max (4.34m max x 3.63m max)

A generous main bedroom positioned at the front of the property. finished with soft grey carpet and a large front facing double glazed window that fills the room with natural light. Sleek built-in wardrobes provide excellent storage without compromising floor space. Clean white walls and a simple ceiling pendant give the room a fresh, modern

feel.

Bedroom Two

7' 10" x 7' 6" (2.39m x 2.29m)

A well proportioned second bedroom with grey carpet, white walls and a front facing double glazed window. Ideal as a guest room, nursery, or home office. The neutral finish makes it easy to furnish and adapt to your needs.

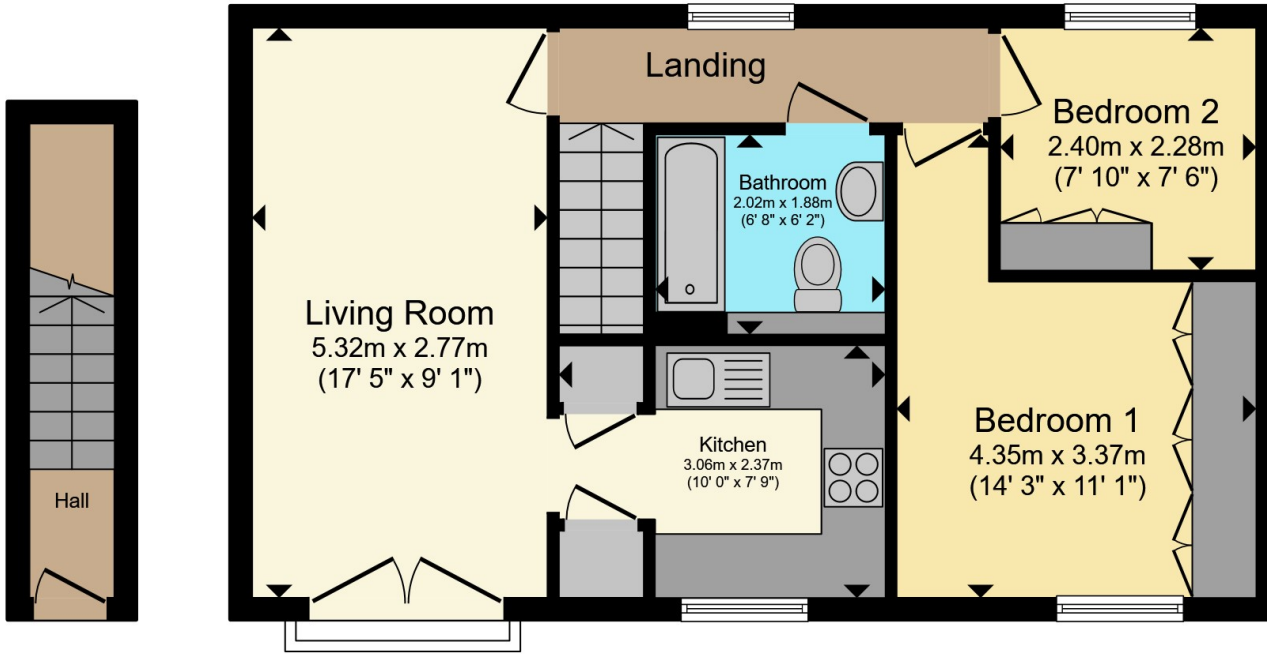
Bathroom

A beautifully finished modern bathroom with white subway tiled, a curved bath with shower over, a glass shower screen and chrome hardware throughout. The wall-mounted vanity unit provides practical storage, while the chrome towel rail adds a premium touch. Grey wood effect flooring ties the room together and compliments the contemporary design.

Landing

A bright landing space with grey carpet and white walls, connecting all rooms. The layout feels open and easy to navigate, with natural light filtering from multiple directions.





Ground Floor

First Floor

Total floor area 53.9 m² (580 sq.ft.) approx

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To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: C Council Tax
Band: B

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Tenure: Freehold



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