



**Connells**

Wootton Road  
Bristol



## Property Description

This beautifully modernised semi-detached home on Wootton Road offers a refined blend of contemporary styling, generous living spaces and a long, private rear garden. Finished throughout with a clean, neutral palette, the property feels bright, calm and inviting from the moment you step inside. The ground floor has been thoughtfully arranged to create a natural flow, beginning with a welcoming hallway that leads into a spacious lounge and an elegant open-plan dining room. Both rooms feature modern décor and excellent natural light, while the sleek fitted kitchen at the rear provides a highly functional space with integrated appliances, ample storage and a breakfast bar.

Upstairs, the home offers three well-proportioned bedrooms, each presented with a stylish finish and benefitting from good natural light. The shower room has been upgraded with contemporary tiling and black fixtures, giving a boutique feel. Outside, the property boasts a long, enclosed rear garden with a central pathway, patio seating area and a useful outbuilding at the far end — ideal for storage or potential workshop use. The front exterior has also been smartly updated, giving the home strong kerb appeal.

Situated in a popular residential area with convenient access to local amenities, schools and transport links, this is an excellent opportunity for anyone seeking a move-in-ready home with a modern aesthetic and generous outdoor space.

## Entrance Hallway

A bright and welcoming entrance hall finished with modern flooring and neutral decor, providing access to the lounge, dining room and staircase to the first floor.

## Lounge

11' 11" x 10' 2" ( 3.63m x 3.10m )  
A beautifully presented living space with a large double-glazed window to the front aspect, filling the room with natural light. The decor is modern and cohesive, complemented by contemporary pendant lighting. A radiator sits along the internal wall, incorporated into the layout to maintain a clean and uncluttered aesthetic.

## Dining Room

13' 1" x 11' 1" ( 3.99m x 3.38m )  
A stylish open-plan dining area offering ample space for a large table and chairs. The double-glazed doors to the rear aspect open directly onto the garden, creating a bright and airy feel.

## Kitchen

16' 9" x 7' 6" ( 5.11m x 2.29m )  
A sleek and contemporary kitchen fitted with white cabinetry, integrated appliances and a contrasting worktop. The double-glazed window to the rear aspect provides pleasant views over the garden. A breakfast bar offers additional seating and workspace. The layout maximises storage and functionality, with clean lines and modern finishes throughout.

## WC

A compact and modern cloakroom fitted with a toilet and wash basin, finished with contemporary tiling.

## Bedroom One

11' 5" x 10' 2" ( 3.48m x 3.10m )  
A generous double bedroom with a double-glazed window to the front aspect, allowing plenty of natural light. The room is tastefully decorated with a modern palette.

## Bedroom Two

13' 4" x 10' 1" ( 4.06m x 3.07m )

A well-sized double bedroom featuring a double-glazed window to the rear aspect, offering a peaceful outlook over the garden. The room benefits from mirrored wardrobes and contemporary décor

### Bedroom Three

10' 2" x 8' 1" ( 3.10m x 2.46m )

A bright single bedroom or ideal home office, with a double-glazed window to the rear aspect. The room is neatly finished with modern flooring and décor.

### Shower Room

A beautifully modern shower room with stylish styling, black fixtures and a walk-in shower enclosure. The double-glazed window to the front aspect provides natural light while maintaining privacy. The room also benefits partially tiled walls, and a wall-mounted heated towel rail.

### Rear Garden

A long and enclosed rear garden featuring a central pathway, lawned areas and a patio seating space. Tall hedging provides privacy, and a useful outbuilding sits at the far end - ideal for storage or potential workshop use.

### Garage

Single garage alongside hard standing. Offering off street parking for two vehicles - one in the garage and one on the adjacent hardstanding.

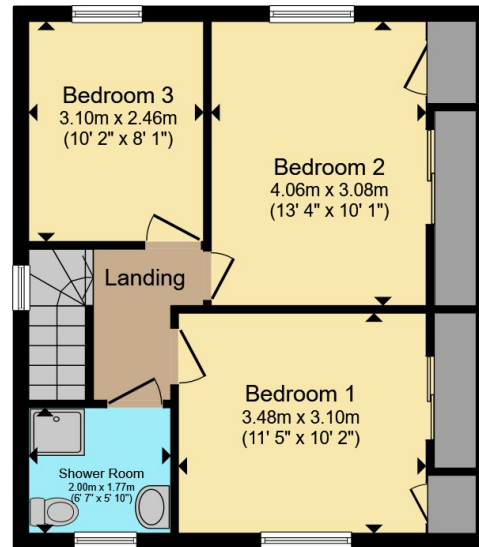
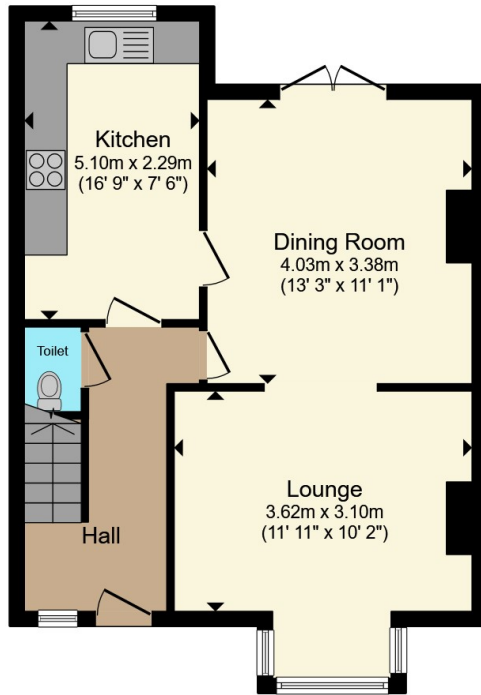
### Frontage

Updated frontage with a modern exterior finish, low boundary wall and pathway leading to the entrance.

### Note

Upgrades are currently being done on the garage, as shown by the render images. This work is due to be completed in the next 6 weeks. This will be completed prior to exchange and completion.





**Ground Floor**

**First Floor**

Total floor area 98.3 m<sup>2</sup> (1,058 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](http://www.propertybox.io)



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Band: B

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Tenure: Freehold



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