



Connells

Wootton Road
Bristol

Wootton Road
Bristol BS4 4AL

for sale offers in excess of
£350,000



Property Description

This well-presented three-bedroom semi-detached home on Wootton Road offers a comfortable blend of space, practicality and modern convenience in the heart of Brislington. The property is in good condition throughout, with a mix of hardwood flooring and soft carpeting that creates a warm, welcoming feel. The ground floor provides bright, versatile living space ideal for everyday life, while upstairs you'll find three well-proportioned bedrooms and a family bathroom, giving the home a balanced layout suited to couples, families or anyone seeking room to grow.

Outside, the front garden has a neat courtyard style, offering low-maintenance kerb appeal, while the rear garden combines patio and lawn to create a flexible space for outdoor dining, play or relaxing in warmer months.

Brislington remains one of Bristol's most popular residential areas, known for its community feel, green spaces and strong mix of local shops, cafés and amenities. The location offers excellent access into the city while still providing quieter residential streets and easy links to nearby parks and riverside walks.

Transport connections are a major advantage here. Regular bus routes along Bath Road and through Brislington Village provide direct links to Bristol city centre, Temple Meads and Bath. The A4 is moments away for quick road access in both directions, and the A4174 ring road connects you to the wider Bristol network and major motorways.

Lounge

13' x 12' 3" (3.96m x 3.73m)

Great sized lounge with large double glazed window to front, fireplace with black surround and oak mantel. Neutrally decorated with carpet throughout.

Dining Room

14' x 11' 4" (4.27m x 3.45m)

Well sized second reception room with ample space for a large dining table or games table. Fireplace with blank surround and white tiling. Neutrally decorated with carpet throughout. Door leading into main hallway.

Kitchen

10' x 7' 5" (3.05m x 2.26m)

Well sized kitchen with matching base and head units, integrated oven and hob with extractor fan over. Space and plumbing for washing machine and dishwasher. Tiled flooring, double glazed window to rear, and wall-mounted boiler. Access to rear garden via double glazed door.

Bedroom One

12' 3" x 11' (3.73m x 3.35m)

Main bedroom currently shown with purple flower bedding. Large double glazed window to rear with wall-mounted radiator underneath. Chimney breast creates perfect space for integrated or free-standing furniture. Carpeted throughout.

Bedroom Two

14' x 10' 10" (4.27m x 3.30m)

Great sized second bedroom. Large double glazed window to rear, ample space for large double bed and free-standing furniture.

Bedroom Three

10' x 7' 11" (3.05m x 2.41m)

Third bedroom. A well-sized single bedroom providing ample space for bed and free-standing furniture.

Double glazed window to rear, wall-mounted radiator, and carpet throughout.

Bathroom

Three piece bathroom suite comprising WC, corner wash hand basin with tile surround, and panelled bath with shower over, and hardwood flooring.

WC

Understair WC comprising WC and corner wash hand basin.

Garage

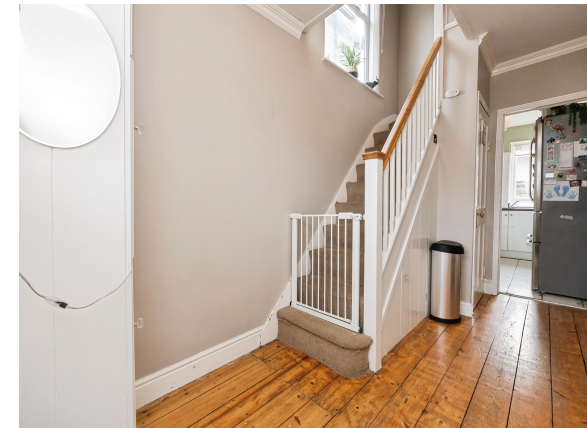
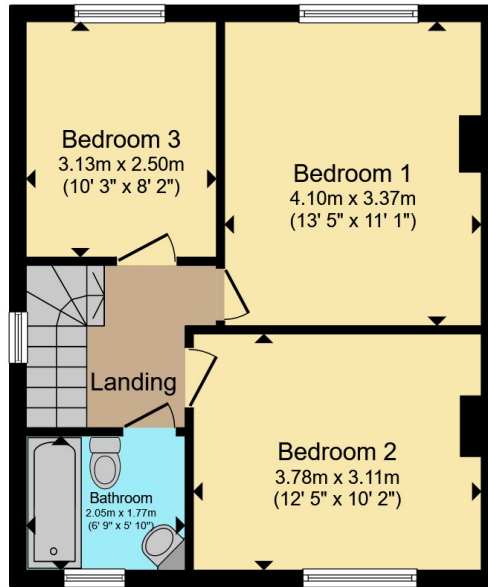
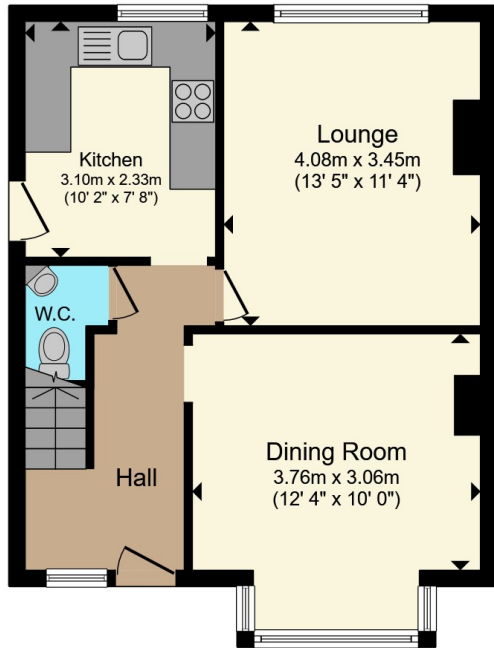
21' 8" x 20' 6" (6.60m x 6.25m)

Double garage with additional storage to side, with small greenhouse to rear. Light and power.

Rear Garden

To the rear there is a garden, with patio, mature planting, and a useful outhouse. At the end of the garden is a rare oversized double garage with additional storage, accessible via the garden as well as a lane to rear.





Total floor area 99.3 m² (1,069 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

Connells

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EPC Rating: D Council Tax
Band: B

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Tenure: Freehold



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