



Connells

Sturminster Road
Bristol

Sturminster Road
Bristol BS14 8AA

for sale offers in excess of
£500,000



Property Description

This well-located property on Sturminster Road benefits from excellent access to a wide range of local amenities, including shops, cafés, and restaurants. Residents are also within close proximity to several popular green spaces, such as Callington Road Nature Reserve, Manor Farm Playing Fields, and Imperial Leisure Ground — offering varied options for leisure and outdoor activity.

Families will appreciate the selection of respected schools nearby, with West Town Lane Primary School being particularly sought after and conveniently located. For golf enthusiasts, Knowle Golf Club is just a short walk away, providing easy access to one of the area's most established courses.

Transport links are a key strength of this location. Brislington Park & Ride is only a 15-minute walk from the property, and regular bus services offer direct routes into Bristol city centre. The A4 (Bath Road) provides straightforward access to Bath, while Temple Meads Train Station, the M32, M5, and M4 ensure strong connectivity to regional and national destinations — including Devon, Cornwall, London, and Cardiff.

Overall, this is a highly practical location for commuters, families, and anyone seeking convenience, green space, and reliable transport connections.

Entrance Porch

Space for coats and shoes.

Entrance Hallway

10' 7" x 13' 6" (3.23m x 4.11m)
Stainless window over doorway, flooring,

radiator, cloakroom with downstairs WC, washing machine, dryer and combi boiler.

Lounge

11' 4" x 16' into bay (3.45m x 4.88m into bay)

Media wall with TV, UPVC double glazed windows to front elevation with shutters and stained glass windows. Oak flooring throughout.

Kitchen/Diner

20' 6" narrowing to x 17' 6" (6.25m narrowing to x 5.33m)

Extended fully fitted modern kitchen with built in appliances, range cooker and induction extractor hob, and kitchen island positioned in the centre of the room. 2 velux windows, vinyl flooring with bi-folding doors to garden, and a wall-mounted radiator.

Landing

Stairs from entrance to 1st floor, window to side elevation, and storage utility cupboard.

Bedroom One

15' into bay x 12' 8" (4.57m into bay x 3.86m)

Great size master bedroom. Carpeted throughout with double glazed window to front with shutters, built in wardrobes.

Bedroom Two

14' 11" narrowing to x 11' 7" (4.55m narrowing to x 3.53m)

Carpeted throughout, and a wall-mounted radiator. Double glazed window to rear elevation and built in wardrobes.

Bedroom Three

6' narrowing to x 5' 11" (1.83m narrowing to x 1.80m)

Double glazed window to front. Wall-mounted radiator. Perfect for a home office/study.

Bedroom Four

14' 2" x 12' 2" (4.32m x 3.71m)
Converted loft room with regulations in place. Velux windows, carpet throughout and under-eave storage. Wall-mounted radiator.

Bathroom

Modern bathroom suite with panelled bath with shower over, and wash hand basin. Double glazed window to rear. Partially tiled walls, extractor fan and towel rail.

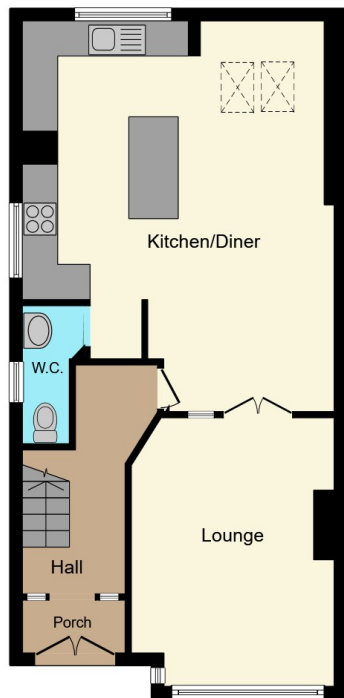
Front

Driveway offering ample parking for multiple vehicles.

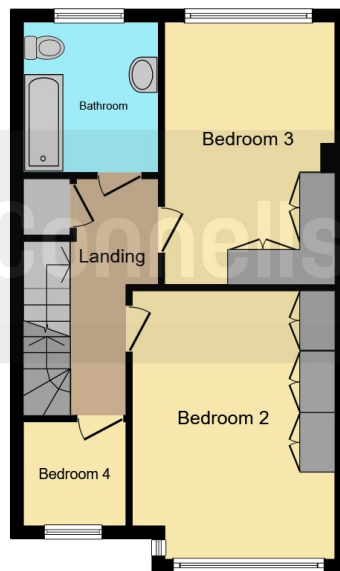
Rear

South facing fully enclosed private rear garden. Mostly laid to lawn with outbuilding to rear.





Ground Floor



First Floor



Second Floor

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.focalagent.com

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EPC Rating: D Council Tax
 Band: D

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Tenure: Freehold



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