



**Connells**

William Jessop Way  
Bristol



### Property Description

Light and spacious throughout this wonderful home is **PERFECT FOR FAMILIES** and is going to be a popular option for many buyers.

The accommodation briefly comprises entrance hall, living room, cloakroom/WC and kitchen /dining room to the ground floor. Two bedrooms and a family bathroom to the first floor and then two further bedrooms along with an en-suite to the master bedroom all to the floor above.

Further benefits include ground source central heating, double glazing, modern kitchen and bathroom suites, courtyard front garden with bike store, private rear garden with shed and off street parking with an electric hook up charging point.

### Entrance Hall

Spacious entrance hall with downstairs WC and access to ground floor rooms and stairs to first floor.

### Downstairs WC

Double glazed window to side, WC and wash hand basin.

### Kitchen/Dining Room

14' 10" max x 9' 11" max ( 4.52m max x 3.02m max )

The kitchen is modern and fully fitted, featuring integrated appliances, a double-glazed window to the rear, and French doors opening directly onto the rear garden.

### Lounge

14' 11" x 11' 8" ( 4.55m x 3.56m )

Double glazed window to front, carpeted throughout.

### Bedroom One (second Floor)

14' 8" x 11' 2" ( 4.47m x 3.40m )

Two double glazed windows to rear. Access to en-suite.

### Bedroom Two (first Floor)

14' 8" x 10' 6" ( 4.47m x 3.20m )  
Two double glazed windows to the rear. Carpeted throughout.

### Bedroom Three (second Floor)

Irregular Shaped Room 14' 8" max x 11' 8" max ( 4.47m max x 3.56m )  
Double glazed window to front. Built-in storage cupboard. Carpeted throughout. L-Shaped Room.

### Bedroom Four (first Floor)

11' 2" x 8' 1" ( 3.40m x 2.46m )  
Double glazed window to front.  
Carpeted throughout.

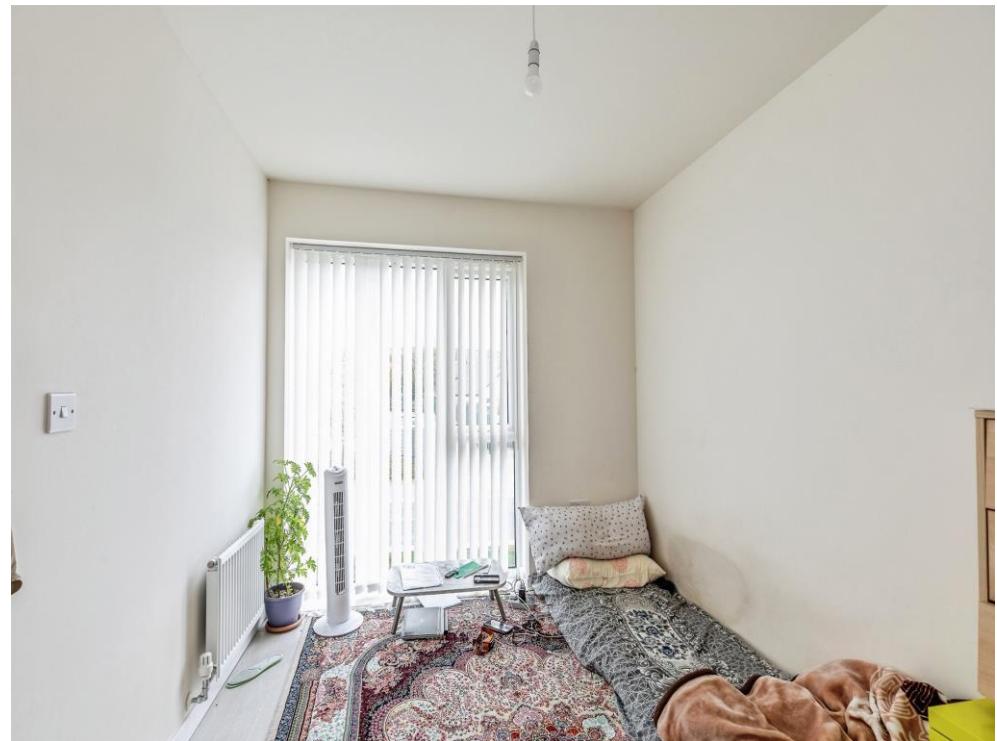
### Bathroom

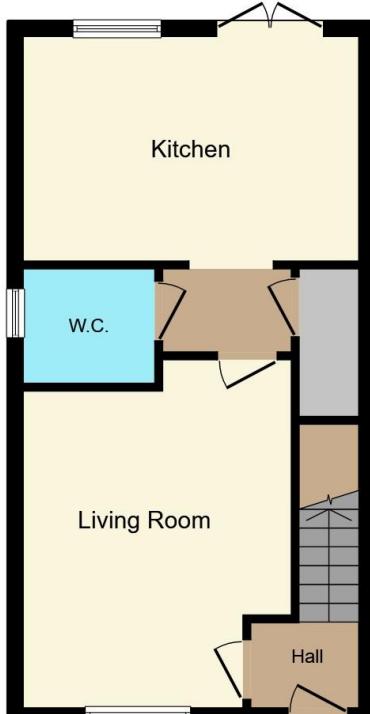
Modern fitted bathroom suite. WC and wash hand basin, paneled bath with shower over. Partially tiled walls.

### Driveway

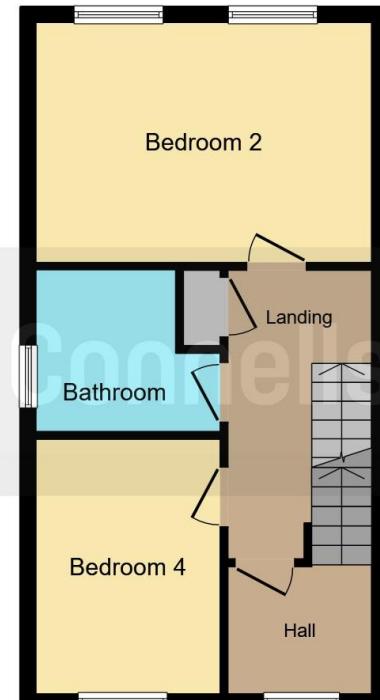
### Rear Garden

Fully enclosed rear garden

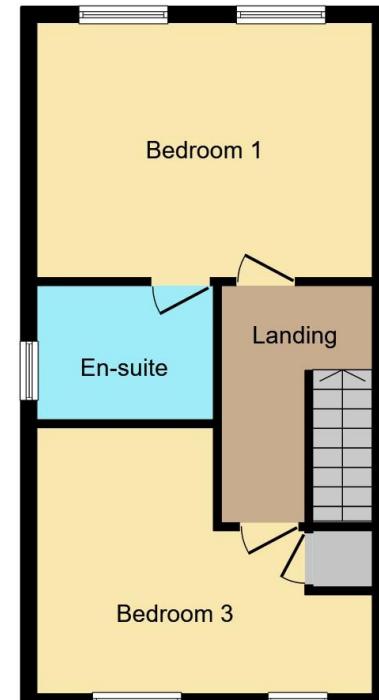




**Ground Floor**



**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](http://www.focalagent.com)

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EPC Rating: B    Council Tax  
 Band: D

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Tenure: Freehold



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