



Connells

Courtney Road
Bristol



Property Description

A truly outstanding five-bedroom detached family residence offering approximately 2,489 sq.ft. of beautifully presented and versatile accommodation arranged over three levels. Finished to an exceptional standard throughout, the property

effortlessly combines character with contemporary family living. The heart of the home is the impressive open-plan kitchen/dining room with bi-fold doors opening onto the landscaped rear garden, complemented by three spacious

reception areas, a practical utility room and downstairs cloakroom. The upper floors provide five generous double bedrooms, including a luxurious principal suite with en-suite shower room and Juliet balcony, together with a beautifully appointed family bathroom. Outside, the property continues to impress with a substantial block-paved driveway providing ample off-road parking, a detached garage, and an outstanding landscaped rear garden featuring a detached summer house, creating the perfect entertaining space, home office or gym. An exceptional family home offering space, style and flexibility in equal measure.

Entrance Hall

Living Room

12' 3" x 10' 11" (3.73m x 3.33m)

Family Room / Dining Room

13' x 11' 6" (3.96m x 3.51m)

Kitchen / Dining Room

19' 3" x 12' (5.87m x 3.66m)

Utility Room/Cloak Room

7' 5" x 6' 1" (2.26m x 1.85m)

Landing

Family Bathroom

12' 6" x 7' 7" (3.81m x 2.31m)

Bedroom Five

12' max x 11' 6" max (3.66m max x 3.51m max)

Bedroom Four

13' max x 11' 6" max (3.96m max x 3.51m max)

Bedroom Three

12' 11" max x 12' 3" max (3.94m max x 3.73m max)

Second Floor Landing

Bedroom One

16' 4" max x 14' 10" max (4.98m max x 4.52m max)

En-Suite

Bedroom Two

15' 9" max x 11' 7" max (4.80m max x 3.53m max)

Detached Garage

15' 2" x 7' 9" (4.62m x 2.36m)

Summer House

17' x 12' 4" (5.18m x 3.76m)

Basement Storage

19' 5" x 9' 10" (5.92m x 3.00m)

Rear Garden

Front Approach

Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.









Total floor area 231.2 m² (2,489 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

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311650



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD311650 - 0012