



Connells

Four Acres
Bishopsworth BRISTOL

Four Acres Bishopsworth BRISTOL BS13 8RD

for sale
£300,000



Property Description

A well cared for three bedroom home in a popular Bishopsworth position, offering generous living space, a modern kitchen diner, a landscaped rear garden and allocated parking. The property has been thoughtfully maintained throughout, blending warm, homely décor with practical upgrades that make it ideal for first time buyers, young families or anyone seeking a move-in ready home on the south side of the city.

The ground floor centres around a bright lounge with a large front window and a comfortable, welcoming feel. To the rear sits a spacious kitchen diner that runs the full width of the house, fitted with contemporary cabinetry, integrated appliances and plenty of room for a family dining table. French doors open directly onto the garden, creating a natural flow between indoor and outdoor living.

Upstairs are three well proportioned bedrooms, including two generous doubles and a comfortable single that works equally well as a bedroom, nursery or home office. The family bathroom is neatly presented with a modern suite and shower over the bath. A separate ground floor W.C. adds further convenience.

Outside, the rear garden is a standout feature. It offers a mix of patio, lawn and mature planting, along with a quality timber shed and a private rear gate. The space is tidy, low maintenance and ideal for relaxing or entertaining. The property also benefits from allocated parking in a private residents' area.

Entrance Hall

Kitchen/Diner

18' 9" x 9' 4" max (5.71m x 2.84m max)

A generous full-width kitchen diner with modern matching cabinetry, integrated appliances, ample worktop space and room for a family dining table. Well-sized double glazed window to front.

Lounge

16' 8" x 10' (5.08m x 3.05m)

A bright and welcoming reception room with a large double glazed window to the rear, warm decor and space for a range of furniture. Single door for access to rear garden.

Landing

A bright landing connecting all first floor rooms, with access to the loft, and all first floor rooms.

Bedroom One

14' 1" x 8' 6" (4.29m x 2.59m)

A spacious double bedroom with room for wardrobes and additional furniture.

Bedroom Two

14' 8" max x 8' 6" (4.47m max x 2.59m)

Another generous double bedroom with excellent natural light, offering flexible layout options.

Bedroom Three

9' 2" max x 7' 9" max (2.79m max x 2.36m max)

A well proportioned single bedroom. Ideal as a child's room, nursery or home office.

Bathroom

Well presented three piece bathroom suite comprising WC, pedestal wash

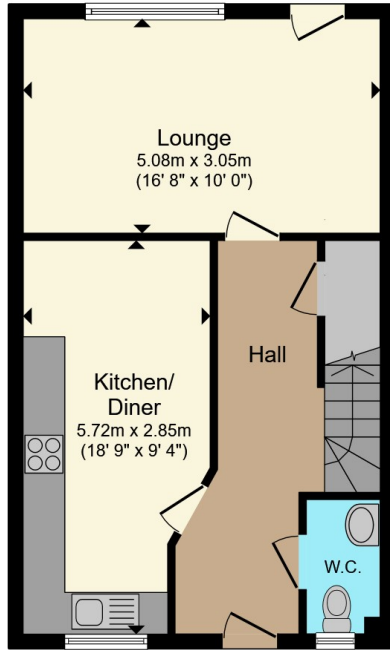
hand basin, and panelled bath with shower over. Fully tiled bath and shower area with glass shower screen. Partially tiled walls in the rest of the room. Frosted double glazed window, vanity unit and mirror above the basin and electric razor point.

Allocated Parking

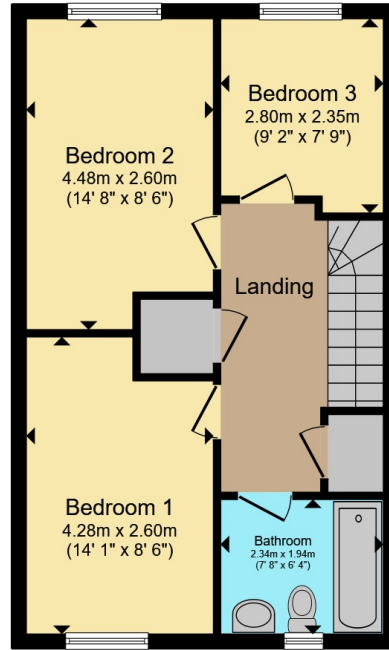
Rear Garden

Part paved part lawned rear garden. Offering space for relaxation in the summer months. Gated rear access and garden shed.





Ground Floor



First Floor

Total floor area 90.9 m² (978 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



To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: B

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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