



**Connells**

Aspen Drive  
Bristol



## Property Description

Situated in the ever-popular Aspen Drive, this beautifully presented four-bedroom townhouse offers modern living across spacious and well-designed accommodation, ideal for families and professionals alike.

As a newer build, the property benefits from a contemporary finish throughout, with a stylish kitchen, well-proportioned living areas, and a layout perfectly suited to modern lifestyles. The accommodation is arranged over multiple floors, providing flexibility and a sense of space, with three generously sized bedrooms and a modern family bathroom.

Externally, the property continues to impress with a low-maintenance rear garden-perfect for those seeking outdoor space without the upkeep-alongside the added benefit of a garage, providing secure parking or additional storage.

Aspen Drive is conveniently located for local amenities, schools, and transport links, making it an excellent choice for buyers looking for both comfort and convenience.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.

## Ground Floor

### Garage

19' 7" x 9' 9" ( 5.97m x 2.97m )

### Study

10' 9" x 8' 10" ( 3.28m x 2.69m )

### W/C

## First Floor

### Living Room/Kitchen

34' 3" MAX x 16' 11" MAX ( 10.44m MAX x 5.16m MAX )

Open Plan

## Second Floor

### Landing

### Bedroom 1

12' 6" MAX x 9' 3" MAX ( 3.81m MAX x 2.82m MAX )

Ensuite

### Ensuite

9' 2" x 4' 10" ( 2.79m x 1.47m )

### Bedroom 2

9' 11" x 9' 1" ( 3.02m x 2.77m )

### Bedroom 3

11' 5" MAX x 7' 4" MAX ( 3.48m MAX x 2.24m MAX )

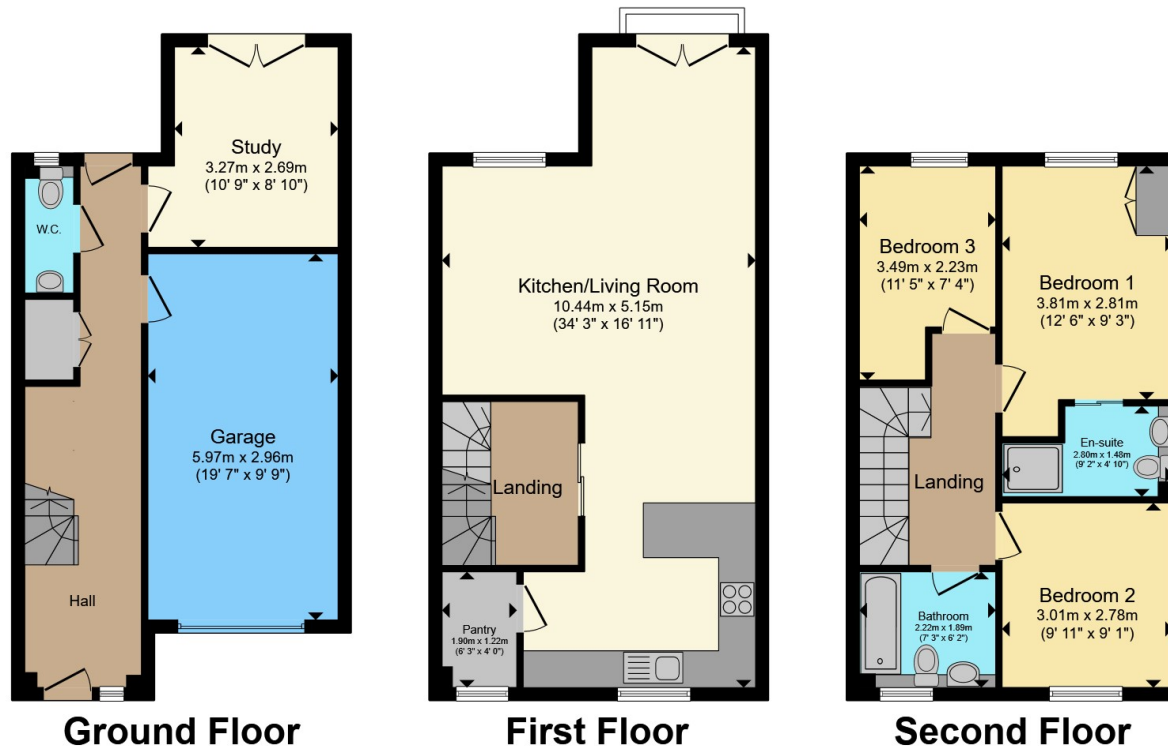
### Bathroom

7' 3" x 6' 2" ( 2.21m x 1.88m )









Total floor area 136.9 m<sup>2</sup> (1,473 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](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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