



**Connells**

Brooklyn Road  
Bristol



Brooklyn Road  
Bristol BS13 7JY

for sale  
**£370,000**



### Property Description

Located on a quiet residential street in Bedminster Down, this three-bedroom terraced home offers a well-balanced layout, modern finishes, and a beautifully landscaped rear garden. The property is thoughtfully arranged across two floors, with natural light and neutral tones creating a warm, inviting atmosphere throughout.

The ground floor opens into a spacious lounge/dining room, complete with soft carpeting, wall-mounted lighting, and sliding glass doors that lead directly to the garden—perfect for indoor-outdoor living. The adjoining galley-style kitchen is both stylish and functional, featuring wooden cabinetry, black granite worktops, a tiled splashback, and integrated appliances including a gas hob, double oven, and extractor hood. A breakfast bar adds versatility, while the rear window provides garden views and excellent natural light.

Upstairs, the home offers three well-proportioned bedrooms, each with fitted storage potential and scope for personalisation. The family bathroom is fully tiled in beige with a mosaic border, and includes a white suite with pedestal sink, panelled bath with shower over, and a large rear-facing window.

Outside, the tiered rear garden is a standout feature—landscaped with a paved patio, central lawn, flower beds, and a red timber shed. The front garden is low-maintenance and neatly presented, with steps leading to the entrance.

### Entrance Hall

Carpeted entrance with neutral walls. Provides access to the lounge/dining room and staircase. Includes a glazed internal door and space for wall-mounted storage.

### Lounge/Dining Room

12' 2" max x 23' max ( 3.71m max x 7.01m max )

A generous open-plan space with soft carpeting, neutral décor, and wall-mounted lighting. Sliding glass doors open directly onto the rear garden, enhancing the sense of space and light. Wall-mounted radiator.

### Kitchen

7' 5" max x 16' 4" max ( 2.26m max x 4.98m max )

Modern galley-style kitchen with wooden cabinetry, black granite worktops, and tiled splashback. Integrated appliances include a gas hob, double oven, extractor hood, and dishwasher. Plumbing for washing machine. A breakfast bar adds versatility, and the rear window offers garden views and natural light. Wall-mounted radiator under breakfast bar.

### Bedroom One

11' 7" x 10' 5" ( 3.53m x 3.17m )

Double bedroom with a feature accent wall and fitted storage potential. The front-facing window is dressed with lace curtains and cream drapes, allowing soft natural light to fill the space.

### Bedroom Two

11' 5" max x 10' 4" max ( 3.48m max x 3.15m max )

Warmly decorated with painted walls and a rear-facing window. Includes built-in wardrobe space and scope for personalisation.



### Bedroom Three

7' 11" x 7' 3" ( 2.41m x 2.21m )

Currently used as a study, this bright room features tall shelving and a modern desk setup. Ideal as a third bedroom, home office, or hobby space, with natural light from the front-facing window.

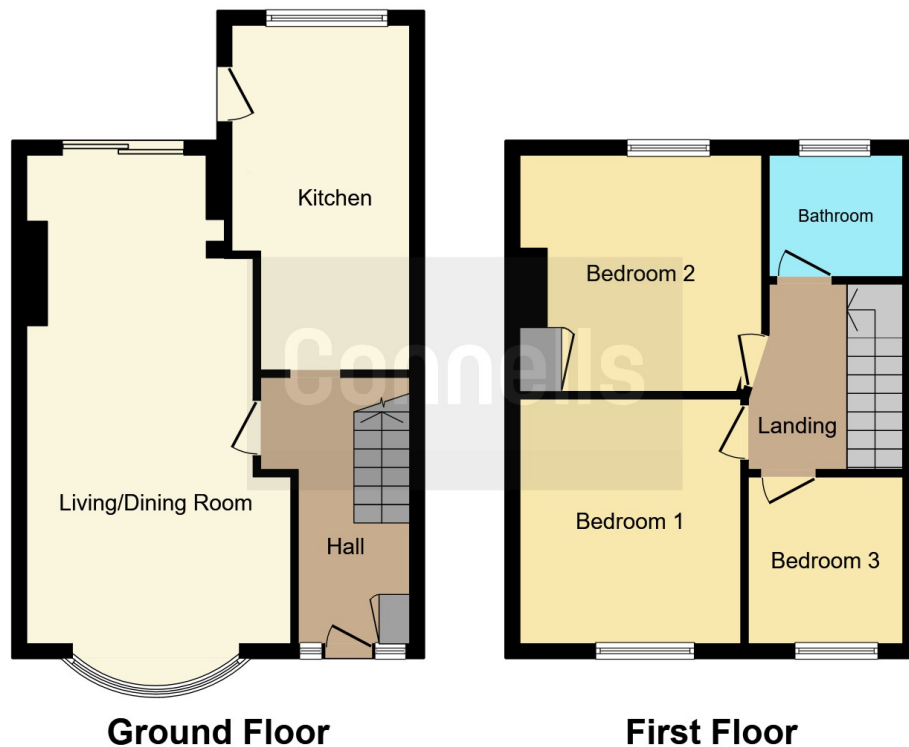
### Bathroom

Fully tiled in beige with a decorative mosaic border. Includes a white suite with pedestal sink, bath with handheld shower, and a large rear-facing window for light and ventilation. wall-mounted radiator.

### Rear Garden

Tiered rear garden with paved patio, central lawn, flower beds, and a red timber shed. Enclosed by wooden fencing and landscaped for privacy and relaxation.





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EPC Rating: C    Council Tax  
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Tenure: Freehold



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