



Connells

Valley Road  
Bristol



## Property Description

This well-balanced property delivers generous room proportions, a flexible internal layout, and a standout rear garden—an attractive combination for families or anyone looking for a home with scope to grow.

The ground floor opens with a welcoming entrance hall that flows into a bright, full-length living and dining space, enjoying natural light from both the front and rear. The kitchen sits at the back of the house with direct access to the garden. A separate external door leads into a practical utility area, which links through to the garage, creating a useful run of storage and workspace.

Upstairs, three bedrooms sit around the central landing. The main and second bedrooms are both comfortable doubles, while the third room works perfectly as a child's bedroom or a dedicated home office. A family bathroom serves the first floor.

The rear garden is a genuine feature, offering a patio, lawn, and plenty of room for planting or outdoor entertaining. Beneath the house, a small cellar equipped with power provides additional storage—ideal for keeping household items neatly organised.

## Entrance Porch And Hall

Double glazed door to front and into hall. The porch is a perfect storage space for shoes and coats. Step into the entrance hall to access the living room, the kitchen, and the stairs to the first floor. Hardwood flooring, window into garage and under stair storage.

## Living/Dining Area

24' 11" max x 12' 6" max ( 7.59m max x

3.81m max )

Fantastically sized living room and dining space. The living area offers plenty of space for sofas and free-standing furniture, and in the current layout there is separation between dining and living.

Large double glazed window to front, and full aspect double glazed patio and doors to rear either side with fitted venetian blinds. This room is decorated to a modern specification throughout, with grey carpet and white walls.

## Kitchen

9' 4" x 7' 5" ( 2.84m x 2.26m )

Well-sized galley style kitchen with matching white base and head units, the head units vary in size for convenience. Integrated oven, gas hob and stainless steel extractor fan, and partially tiled walls to provide splashback to hob, and worktop space. Oak worktops, stainless steel sink and drainer, double glazed window to rear, and wooden flooring continuing from hall.

## Utility

9' x 8' 6" ( 2.74m x 2.59m )

Light and power, plumbing and space for washing machine, wall-mounted boiler. Cabinets and worktops.

## Bedroom One

13' 5" max x 11' 11" max ( 4.09m max x 3.63m max )

Large main bedroom with wooden flooring, large double glazed window to rear with wall-mounted radiator underneath. Ample space for large double bed and free-standing furniture,

## Bedroom Two

11' 11" x 11' 2" ( 3.63m x 3.40m )

Bedroom Two is currently configured

as a lounge/office as shown in pictures. It features carpet throughout, large double glazed window to front, and wall-mounted radiator. It is a well-sized second bedroom with ample space for a bed and free-standing furniture.

### **Bedroom Three**

7' 11" x 6' 6" ( 2.41m x 1.98m )

Currently in use as a walk-in wardrobe. This bedroom provides flexibility in that it can be used as shown, or as an office, or as a small bedroom. It features carpet throughout, and double glazed window to front.

### **Bathroom**

Modern finish bathroom with three piece bathroom suite comprising shaped panelled bath, with integrated low level WC and small Belfast style wash hand basin. Large vanity unit with mirror and shelf. Frosted double glazed window to side, Fully tiled walls and dark tiled flooring.

### **Garage**

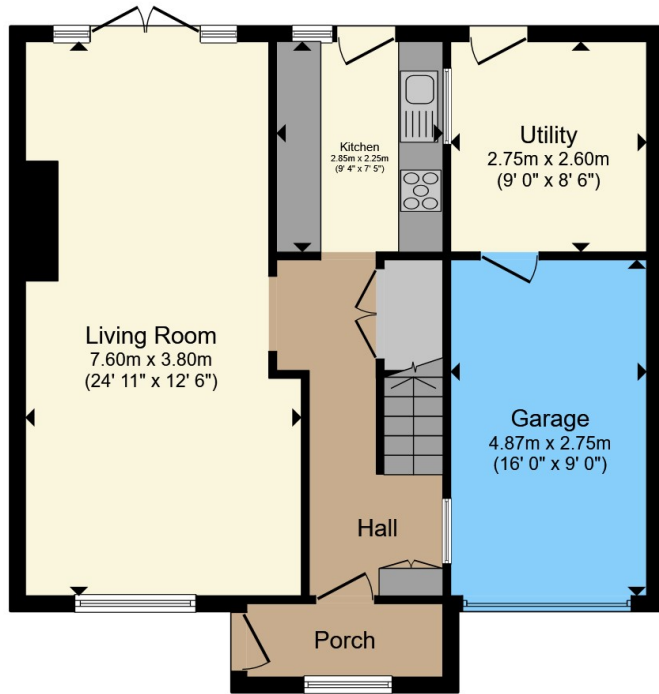
16' x 9' ( 4.88m x 2.74m )

### **Rear Garden**

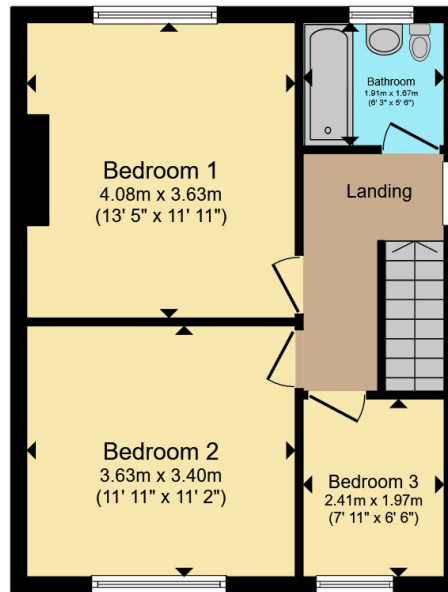
Tiered rear garden with planters around, patio area and central lawn area. Space for shed to the rear, firepit style area also to rear. Space for outdoor furniture on patio as well. Fenced on two sides and walled on one. this garden has been well maintained and enjoyed, and is in fantastic condition.

### **Driveway**





**Ground Floor**



**First Floor**

Total floor area 108.1 m<sup>2</sup> (1,164 sq.ft.) approx

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Band: C

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Tenure: Freehold



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