



Connells

College Park Drive
Bristol



Property Description

Substantial Five-Bedroom Detached Home | Double Garage | Private Outlook | Highly Desirable Location

Occupying an enviable position on a quiet residential road within a sought-after area, this impressive five-bedroom detached home offers substantial and versatile accommodation complemented by excellent outdoor space, ample parking and a detached double garage.

The ground floor provides a welcoming entrance leading into a generously proportioned lounge, ideal for both relaxing and entertaining. There is a well-appointed kitchen, separate dining room, utility room and convenient downstairs WC together with a versatile study/bedroom five, providing an excellent space for home working or accommodating guests.

To the first floor, a spacious landing leads to a principal bedroom complete with en-suite shower room, three further well-proportioned bedrooms and a family bathroom.

Externally, the property continues to impress with a good-sized, private garden enjoying a pleasant outlook while the substantial driveway provides ample off-road parking. A particular highlight is the double garage with useful storage accommodation above, offering exceptional practicality and further potential for a variety of uses.

Combining generous proportions, flexible accommodation and superb outside space, this is a wonderful opportunity to acquire a substantial family home in a highly regarded residential setting.

Entrance Hall

W.C.

Study/ Bedroom 5

8' x 6' 1" (2.44m x 1.85m)

Lounge

21' 1" x 12' 6" MAX (6.43m x 3.81m MAX)

Dining Room

13' 5" x 13' 4" (4.09m x 4.06m)

Kitchen

13' 3" x 5' 1" (4.04m x 1.55m)

Landing

Principle Bedroom 1

13' 5" x 13' 3" (4.09m x 4.04m)

En-Suite Shower Room

Bedroom 2

12' 6" x 12' 2" MAX (3.81m x 3.71m MAX)

Bedroom 3

12' 8" x 8' 6" (3.86m x 2.59m)

Bedroom 4

10' 2" x 8' 4" (3.10m x 2.54m)

Bathroom

Double Garage

18' 5" x 18' 3" (5.61m x 5.56m)

Location

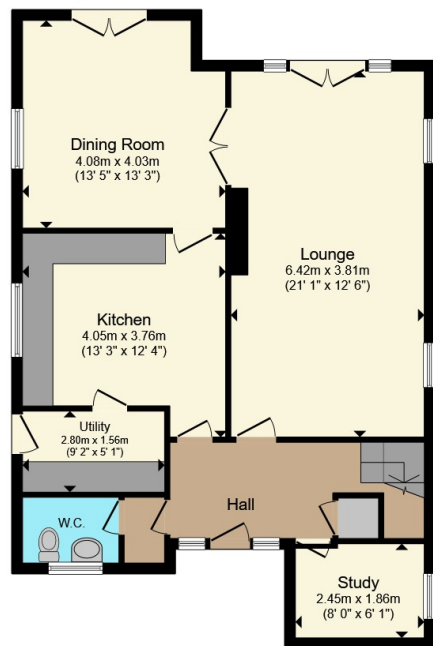
Positioned within a prestigious cul-de-sac on the borders of Westbury-on-Trym, adjacent to

the historic Blaise Castle Estate and the local golf course. Constructed in the 1980s, the property has been thoughtfully maintained and updated and enjoys convenient access to the shops and amenities of Westbury-on-Trym village, as well as excellent transport links via the M4 and M5 motorway network.

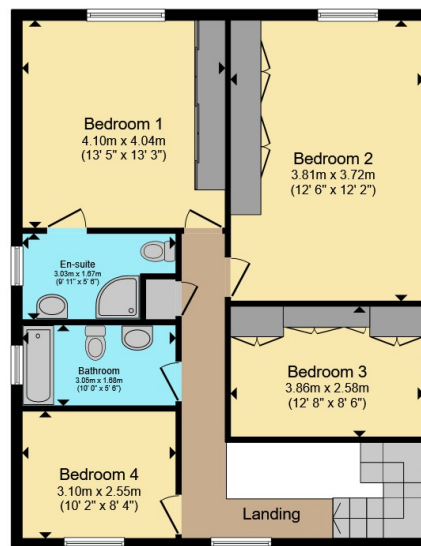




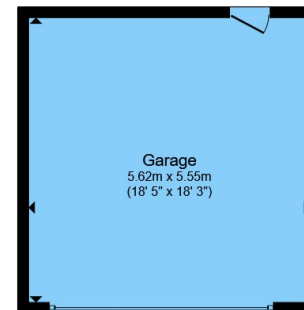




Ground Floor



First Floor



Garage

Total floor area 194.5 m² (2,094 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

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6 Canford Lane
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EPC Rating: D Council Tax
Band: F

Tenure: Freehold

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