



Connells

Mulberry Drive
Bristol



Property Description

This well-maintained three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families. Positioned in a popular location close to schools, shops and transport links. The property comprises entrance hall, lounge, kitchen/dining room and useful lobby with storage and WC. Upstairs offers three bedrooms and a family bathroom. Externally the property benefits from potential to create a driveway (STPP), scope to extend to the side (STPP), and a very large rear garden which is one of the largest in the street.

Entrance Hall

Double glazed window to front aspect, wood effect flooring, stairs rising to first floor, under stairs storage, radiator

Lounge

13' 1" x 12' 2" (3.99m x 3.71m)

Double glazed window to rear aspect, wood effect flooring, smooth ceiling, TV point, radiator

Kitchen/Dining Room

20' max x 10' 4" max (6.10m max x 3.15m max)

Double glazed window to front aspect and double glazed window to rear aspect, range of wall and base units with worktops over, electric hob with low-level oven, space for washing machine and fridge freezer, smooth ceiling, radiator

Lobby / Wc / Storage

Door providing access to rear garden, access to two storage rooms and downstairs WC, double glazed window to front aspect in WC

Landing

Double glazed window to front aspect, wood effect flooring, loft access, storage cupboard, radiator

Bedroom One

11' 9" max x 11' 7" max (3.58m max x 3.53m max)

Double glazed window to rear aspect, carpet flooring, built in storage cupboard, radiator

Bedroom Two

11' 9" max x 9' max (3.58m max x 2.74m max)

Double glazed window to rear aspect, carpet flooring, built in storage cupboards, radiator

Bedroom Three

8' 7" max x 7' 10" max (2.62m max x 2.39m max)

Double glazed window to front aspect, carpet flooring, smooth ceiling, radiator

Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

Double glazed obscured window to side aspect, panelled bath with shower over, tiled

walls, WC, wash hand basin, heated towel rail

Outside

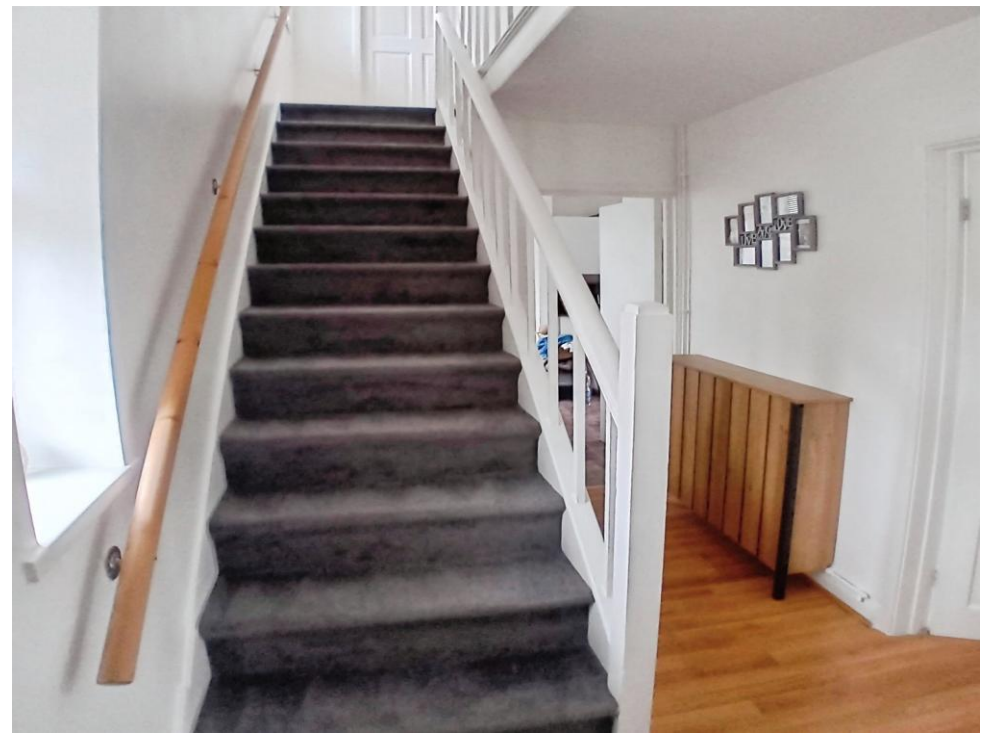
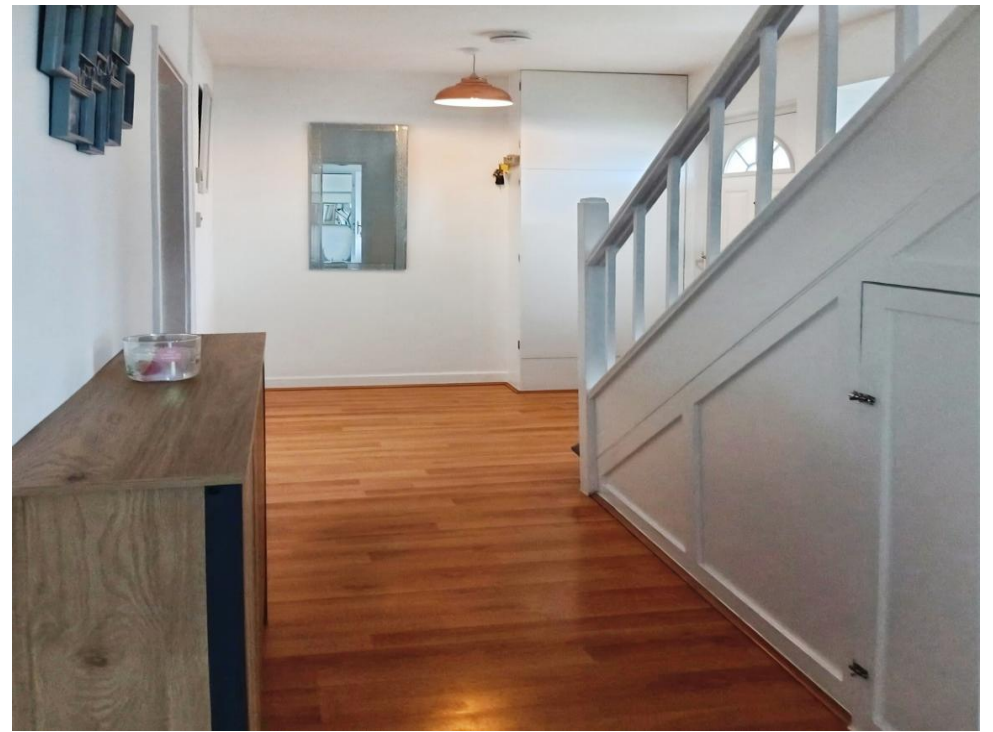
Front Garden

Front garden mainly laid to lawn with pathway leading to entrance, enclosed by low-level wall. Excellent potential to create a driveway subject to necessary permissions.

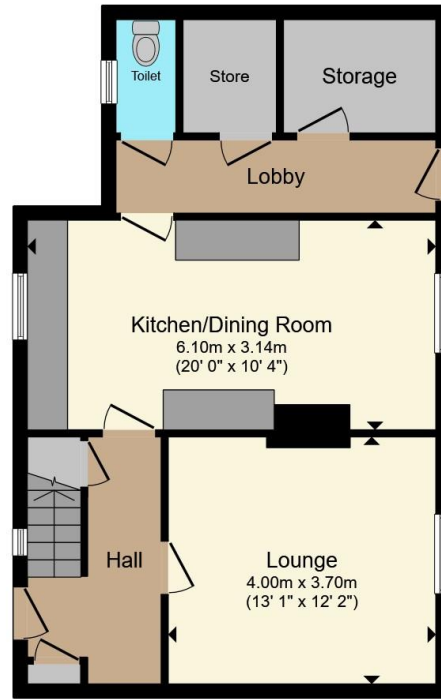
Rear Garden

Very large rear garden mainly laid to lawn with patio seating area, pathway leading to rear, mature hedging and fencing to boundaries, side access and additional storage. One of the largest gardens in the street.

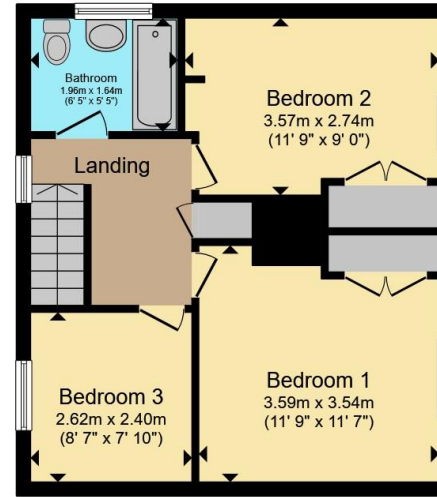








Ground Floor



First Floor

Total floor area 99.0 m² (1,066 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

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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Property Ref: KWD311451 - 0004