



**Connells**

The Lodge Cambridge Road  
Bristol



### Property Description

A newly built detached home offering contemporary design, impressive energy performance and thoughtfully balanced family space.

The kitchen/diner features integrated appliances and triple-glazed bi-fold doors opening onto a porcelain-slab patio, mirrored by a second set from the living room. An air source heat pump, underfloor heating and 3.5 kW solar panels support low-cost, low-carbon living, complemented by a ground-floor study, utility room and WC. Upstairs, the principal bedroom includes an en-suite, with three further bedrooms completing the layout. The property is also protected by a 10-year new-home warranty, and benefits from EV charging.

Available to view today – contact us to arrange your appointment.

### Room Sizes

**Kitchen/Diner**  
High quality fitted kitchen with composite worktops, integrated appliances including double oven  
6.10m max x 6.05m max

**Living Room**  
Offering a separate lounge for relaxation, further doors to garden  
4.31 x 3.73m

**Study**  
2.80 x 2.48

**Bedroom One**  
Large rear facing main bedroom with double glazed window and skylights, access to ensuite.  
En-suite features shower cubicle, WC and wash hand basin  
3.75 x 3.07

**Bedroom Two**  
Second bedroom with En-suite  
En-suite comprises shower cubicle, WC and wash hand basin  
3.32 x 2.68m

**Bedroom Three**  
Large L-shaped bedroom with front facing double glazed window  
3.80 x 3.77m max

**Bedroom Four**  
Well-sized fourth bedroom with front facing double glazed window  
3.31 x 2.20m

**Family Bathroom**  
Modern bathroom comprising panelled bath with shower over, WC and wash hand basin.

Downstairs WC





**Ground Floor**



**First Floor**

Total floor area 127.8 m<sup>2</sup> (1,376 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)

**Connells**



To view this property please contact Connells on

**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating:  
Exempt

**view this property online [connells.co.uk/Property/BMR312547](http://connells.co.uk/Property/BMR312547)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BMR312547 - 0003