



Connells

Four Acres
Bristol



Property Description

Set within a popular residential area of Bristol, this well-presented three-bedroom home offers a practical and comfortable layout suited to modern family living. The ground floor provides three clearly defined spaces — a welcoming living room, a dedicated dining room and a well-arranged kitchen — giving the home a sense of flexibility and flow. Upstairs, three bedrooms and a family bathroom complete the accommodation.

The living room sits at the front of the property and provides a bright, relaxing everyday space, while the dining room offers a separate area for family meals or entertaining. The kitchen opens directly to the rear garden, making it convenient for outdoor dining and day-to-day use.

Outside, the rear garden features a raised decked patio ideal for seating, with steps leading down to a lawned area enclosed by fencing and mature greenery. The garden enjoys a good degree of privacy and is well suited to both relaxation and outdoor entertaining.

With its balanced layout, modern décor and well-used outdoor space, this is a home that offers comfort, versatility and a convenient location within easy reach of local amenities and transport links.

Entrance Hall

Large entrance with doors leading to the Living Room and Kitchen, and stairs to the first floor. Plenty of space for shoes and coats.

Living Room

14' x 11' 2" (4.27m x 3.40m)

A bright and welcoming living space with wood-effect flooring and a front-aspect double-glazed window, complemented by a wall-mounted radiator positioned beneath the window. The room features a modern fireplace and offers a comfortable everyday layout.

Dining Room

10' 2" x 10' 2" (3.10m x 3.10m)

A dedicated dining room with wood-effect flooring and a rear-aspect double-glazed window overlooking the garden, with a wall-mounted radiator. A well-proportioned space ideal for family meals or entertaining.

Kitchen

9' 11" x 8' 6" (3.02m x 2.59m)

A modern-kitchen fitted with light-wood cabinetry, dark worktops and tiled flooring, with a rear-aspect double-glazed door opening directly onto the patio/garden.

Bedroom One

13' 5" x 10' 10" (4.09m x 3.30m)

A generous double bedroom with wood-effect flooring and a front-aspect double-glazed window.

Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m)

A well-proportioned bedroom with wood-effect flooring and a rear-aspect double-glazed window overlooking the garden.

Bedroom Three

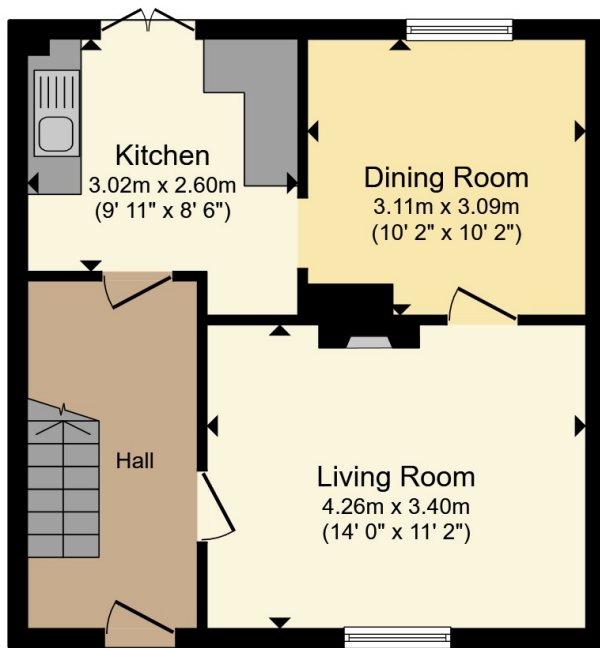
9' x 7' 8" (2.74m x 2.34m)

A bright single bedroom with wood-effect flooring and a front-aspect double-glazed window.

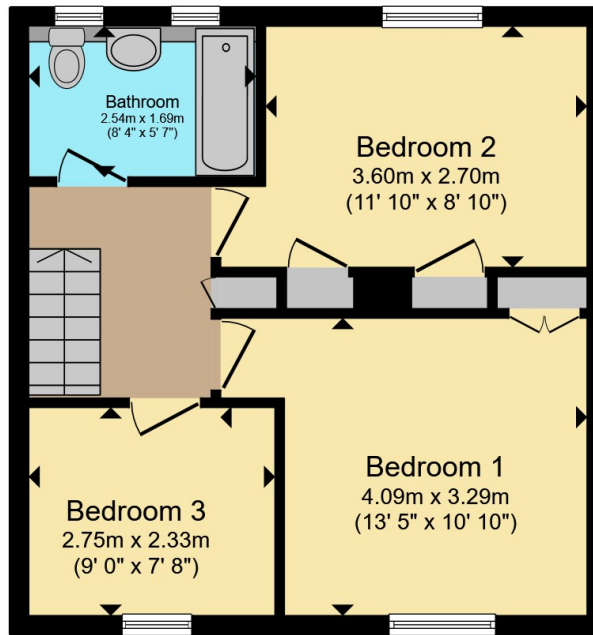
Bathroom

Rear Garden





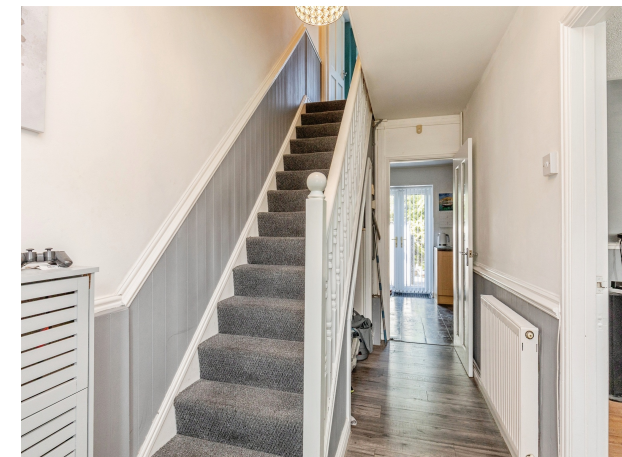
Ground Floor



First Floor

Total floor area 82.1 m² (884 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



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EPC Rating: D Council Tax
Band: A

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Tenure: Freehold



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