



Connells

South Dene
BRISTOL



Property Description

Situated in the highly sought-after South Dene, BS9 2BN, this beautifully presented three-bedroom home occupies a desirable corner plot, directly opposite a spacious green area, offering an attractive open outlook and a real sense of space.

The property has been thoughtfully modernised throughout, boasting high-quality fixtures and fittings that create a stylish and contemporary living environment. The accommodation is both practical and well-proportioned, ideal for families and professionals alike.

To the ground floor, the home offers a welcoming living space, complemented by a stunning conservatory/sun room to the rear, providing an additional versatile reception area that enjoys plenty of natural light and a pleasant outlook over the garden-perfect for relaxing or entertaining. The ground floor has the added benefit of a WC.

Upstairs, three well-sized bedrooms are served by a modern family bathroom, all finished to an excellent standard in keeping with the rest of the property.

Externally, the corner plot provides added privacy and potential, with gardens that wrap around the property, creating a great space for outdoor enjoyment.

The location is a real highlight, positioned in a popular residential area within close proximity

to a number of highly regarded local schools, making it particularly appealing for families. There are also excellent transport links, local amenities, and green spaces nearby, all contributing to the area's strong demand.

Entrance Hall

W/C

Living Room/Kitchen

23' 5" MAX x 19' 7" MAX (7.14m MAX x 5.97m MAX)

Conservatory

12' 10" x 8' 2" (3.91m x 2.49m)

Landing

Bedroom 1

12' MAX x 8' 5" MAX (3.66m MAX x 2.57m MAX)

Bedroom 2

12' 5" MAX x 8' 5" MAX (3.78m MAX x 2.57m MAX)

Bedroom 3

8' 11" MAX x 8' 4" MAX (2.72m MAX x 2.54m MAX)

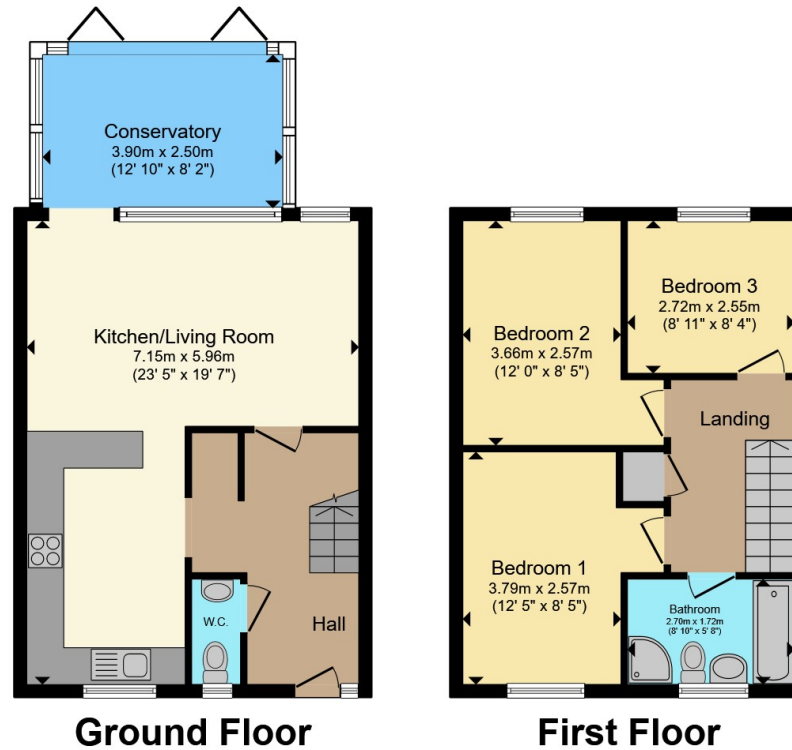
Rear Garden

On Street Parking









Total floor area 92.0 m² (990 sq.ft.) approx

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To view this property please contact Connells on

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

Tenure: Freehold

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