



**Connells**

Highridge Road  
Bishopsworth Bristol



## Property Description

Connells are delighted to offer this stunning newly rebuilt detached 3 bedroom home situated in a superb location close to local amenities on highridge road. You are welcomed into the home with a spacious entrance hallway, the ground floor accommodation comprises of a front reception room, spacious open kitchen leading to and extended living area perfect for entertaining guests with bi folding doors to the rear garden. further benefits include downstairs WC, storage closet ,EV charging point to front of the property and ample parking and garage.

To the first floor you will find 3 bedrooms and a newly fitted modern bathroom suite with solar panels to the roof with energy efficiency in mind.

The location offers a vast array of well-respected schools, open green spaces and local amenities close by, including the popular Imperial Retail Park only a 4 minute drive away providing a wide range of retail choice. There is easy access into Bristol City Centre via the bus routes making it a fantastic location for commuters, keen shoppers and access to transport links including Parson Street and Temple Meads Train Station, the M32, M5 for access to Devon/Cornwall or M4 to London.

## Entrance Hall

The property features a brand new front door and herringbone flooring throughout. Additional ground floor details include a large storage cupboard beneath the stairs, with a safe, and a downstairs WC with a wash hand basin and Alexa Smart switch's outside, Lobby, Hallway and stair lights.

## Living Room

28' 11" x 12' ( 8.81m x 3.66m )

The property has been extended to the rear and features herringbone flooring throughout. Bi-folding doors provide access to the rear garden, while the main living space includes

spotlights, a TV point, and a wall-mounted radiator.Alexa Smarts switch's outside sofit lights and living room.

## Kitchen

18' 1" x 10' 2" ( 5.51m x 3.10m )  
The kitchen includes a Neff slide and hide cooker, Neff extractor fan, Neff 5 ring induction hob, Neff Microwave combi Oven,Neff warming drawer, quartz worktops with underlighting and overlighting, and herringbone flooring throughout. Integrated Neff appliances comprise a CDA Larder fridge & freezer, oven, built-in Neff dishwasher, and Hotpoint washing machine. Waste disposal unit.Additional features include built-in USB charging points and brand new double-glazed windows.

## Landing

The landing features a double-glazed side window, neutral carpeting, and access to the loft.

## Bedroom One

11' 11" x 15' 9" ( 3.63m x 4.80m )  
The main bedroom features a double-glazed window to the front, built-in Wren wardrobes, a new carpet, TV Point, and wall-mounted radiator.

## Bedroom Two

9' x 9' ( 2.74m x 2.74m )  
The second bedroom is well-sized and features built-in Wren wardrobes, Alexa voice-controlled lighting, a double-glazed window to the side, a wall-mounted radiator, and neutral carpeting throughout.

## Bedroom Three

10' 1" x 9' 1" ( 3.07m x 2.77m )  
Newly carpeted throughout with double glazed window to rear.

## Lounge

11' 10" x 18' 1" into bay ( 3.61m x 5.51m into bay )

The lounge room features a state-of-the-art pellet wood-burning fireplace, a double-glazed bay window fitted with brand new blinds, and two wall-mounted radiators.

## Bathroom

The bathroom features a modern suite with fully tiled walls, low energy LED lighting, an extractor fan, WC, wash hand basin, and walk-in shower fitted with MIRA shower.

## Front

Brand new driveway

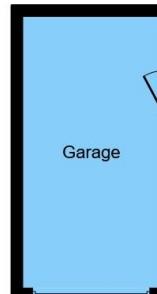
## Rear Garden

South facing wrap around garden laid to lawn.

## Garage

Power and lighting, with main door and side door.





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.focalagent.com](http://www.focalagent.com)



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EPC Rating: C    Council Tax  
 Band: D

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Tenure: Freehold



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