



**Connells**

Rowdell Avenue  
Coalpit Heath Bristol



### Property Description

Positioned within the ever-popular village of Coalpit Heath, this exceptional three bedroom modern semi-detached home delivers stylish interiors, contemporary finishes and the kind of layout perfectly designed for modern living. The home feels bright, fresh and beautifully maintained. The welcoming entrance hall leads through to a spacious lounge, finished in soft neutral tones. This is an inviting space to relax, unwind or entertain.

To the rear, the standout feature of the home is the stunning kitchen/dining room. Designed with sleek white cabinetry, this is a space that blends practicality with style. Integrated appliances, generous worktop space and room for a full dining setup make it ideal for everything from weekday family meals to hosting friends. French doors open directly onto the garden. A downstairs cloakroom adds everyday convenience and completes the ground floor.

Upstairs, three well-proportioned bedrooms provide flexible accommodation. The principal bedroom offers a calm and comfortable retreat, complete with its own modern en-suite shower room. Bedroom two is a generous double, while bedroom three offers versatility as a nursery, dressing room or home office. The family bathroom is finished in a contemporary style, complementing the home's fresh, modern aesthetic.

Externally, the enclosed rear garden and driveway parking to the side of the home. The property has solar panels on the roof also. This property is still within the builders NHBC warranty.

### Hallway

Bright and welcoming, setting the tone for the modern finish found throughout the home, with stairs rising to the first floor and access to the lounge.

### Lounge

13' x 9' ( 3.96m x 2.74m )

A generous and inviting living space positioned to the front of the property, finished in neutral decor with ample room for comfortable seating and media furniture - ideal for cosy evenings in. The room also featured a double glazed window to the front, radiator and access to the kitchen diner.

### Kitchen/Diner

15' 1" x 9' 11" ( 4.60m x 3.02m )  
A beautifully presented contemporary kitchen fitted with sleek white wall and base units, integrated oven and hob with extractor over, and generous work surfaces. The dining area offers space for a full family table, while French doors open onto the rear garden, creating a bright and sociable heart of the home. The dining space also features a radiator,

### Cloakroom

A practical and stylish cloakroom fitted with WC, wash hand basin, Radiator and extractor. This space is ideal for guests. Opposite the cloakroom is an understairs cupboard which is perfect for hiding the every day products and household appliances.

### Landing

Providing access to all first-floor accommodation.

### Bedroom One

11' 9" x 10' 7" ( 3.58m x 3.23m )  
A spacious main bedroom offering a calm and restful atmosphere, complete with access to a modern en-suite shower room. The room also features a fitted radiator and double glazed window to the front of the home.

### En-Suite

Contemporary suite comprising shower enclosure, WC and wash hand basin, finished with stylish tiling. The room also benefits from a double glazed obscured window and radiator.

### **Bedroom Two**

10' 7" x 8' 11" ( 3.23m x 2.72m )

A well-proportioned double bedroom, perfect for family members or guests. This room also benefits from a double glazed window to the rear and fitted radiator.

### **Bedroom Three**

9' 7" x 6' 11" ( 2.92m x 2.11m )

With a double glazed window to the rear and fitted radiator, this versatile third bedroom ideal as a nursery, single bedroom home office or dressing room.

### **Family Bathroom**

Modern suite comprising paneled bath with shower over, WC and wash hand basin, finished in a clean and contemporary style.

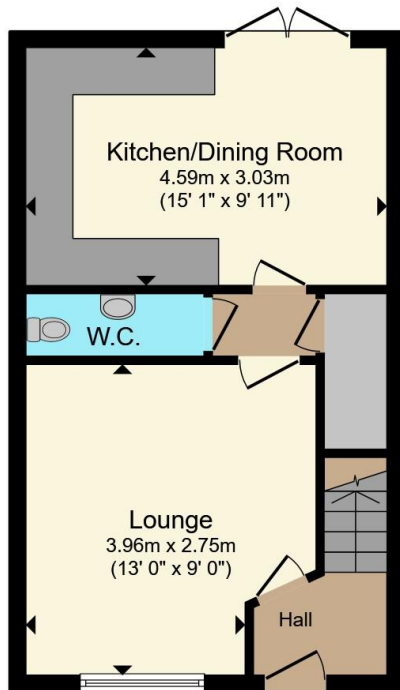
### **Rear Garden**

The enclosed landscaped rear garden offers a private patio seating area and lawn, ideal for entertaining or relaxing outdoors. Planting beds have been created which house decorative plants making the garden feel like a tranquil space for when you need it. There is also a garden shed to store those handy tools that you need if you are a keen gardener or hobbyist.

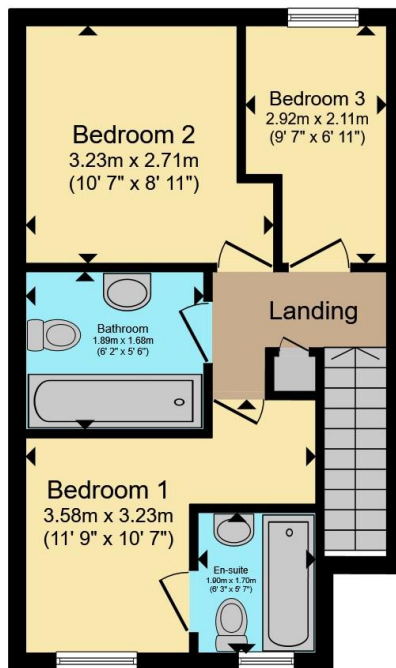
### **Parking**

This home benefits from having a driveway situated to the side of the property for two cars in tandem.





**Ground Floor**



**First Floor**



Total floor area 72.2 m<sup>2</sup> (778 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)



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EPC Rating: A Council Tax  
Band: C

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Tenure: Freehold



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Property Ref: YAT308363 - 0010