



Connells

Charterhouse Road
Bristol



Property Description

This extended three bedroom linked detached home is positioned in a popular BS5 location close to the well-known

St George's Park. The property has been extended to the rear creating a modern open plan kitchen dining room with central island, pantry storage, granite worktops and bi-fold doors opening onto the garden, ideal for modern family living.

The ground floor offers an entrance hall with access to the lounge, open plan kitchen dining room and stairs rising to

the first floor. The lounge sits to the front of the property and benefits from a feature log burner. The kitchen dining

room spans the rear and is fitted with a modern range of wall and base units, granite work surfaces, integrated

appliances including dishwasher and fridge/freezer, central island with breakfast bar and bi-fold doors opening to

the garden. A ground floor bedroom with private rear access and a family bathroom complete the lower level.

To the first floor are two further bedrooms and a bathroom suite featuring fully tiled walls, a walk-in shower cubicle

and a jacuzzi bath. Externally the property benefits from off-road parking to the front, side access and a generous

rear garden mainly laid to lawn with patio seating area, offering ample space for a garden room or additional garden

features. The entire roof has been replaced within the last five years, providing added

peace of mind for buyers.

Entrance Hall

Door from the front aspect, smooth ceilings, coat rack, access to the open plan kitchen dining room, stairs rising to the first floor, access to the lounge, radiator.

Lounge

14' 8" max x 11' 9" max (4.47m max x 3.58m max)

Three double glazed windows to the front aspect, feature log burner, TV point, radiator.

Open Plan Kitchen/Dining Room

22' max x 14' 8" max (6.71m max x 4.47m max)

Three leaf double glazed bi-fold doors to the rear aspect, wood effect flooring throughout, smooth ceilings with spotlights, range of wall and base units with granite worktops, eye-level microwave, low-level electric oven, electric hob with extractor over, integrated dishwasher and integrated fridge/freezer, pantry storage, island with a one and a half bowl sink and breakfast bar, wall mounted radiator to kitchen area, additional radiator to dining area.

Bedroom Three (ground Floor)

10' 3" max x 7' max (3.12m max x 2.13m max)

Double glazed door opening to the rear providing private access, wood effect flooring, smooth ceilings, radiator.

Ground Floor Bathroom

8' 8" max x 8' 4" max (2.64m max x 2.54m max)

Double glazed obscured window to the rear aspect, panelled bath with shower attachment and glass screen, fully tiled walls, WC, wash hand basin with mixer tap, chrome heated towel rail.

Bedroom One

12' 11" max x 11' 8" max (3.94m max x 3.56m max)

Double glazed window to the front aspect, wooden flooring, built-in wardrobes, space for freestanding wardrobe, radiator.

Bedroom Two

14' 2" max x 11' max (4.32m max x 3.35m max)

Double glazed window to the rear aspect, wood effect flooring, built-in wardrobes, radiator.

First Floor Bathroom

9' max x 7' 9" max (2.74m max x 2.36m max)

Double glazed skylight window, tiled flooring, fully tiled walls, walk-in shower cubicle with rainfall shower head, jacuzzi bath with mixer taps, WC, wash hand basin with mixer tap, white heated towel rail.

Outside

To The Front

Brick paved driveway providing off-road parking, planted border to the side, access to the front entrance, side access leading to the rear garden.

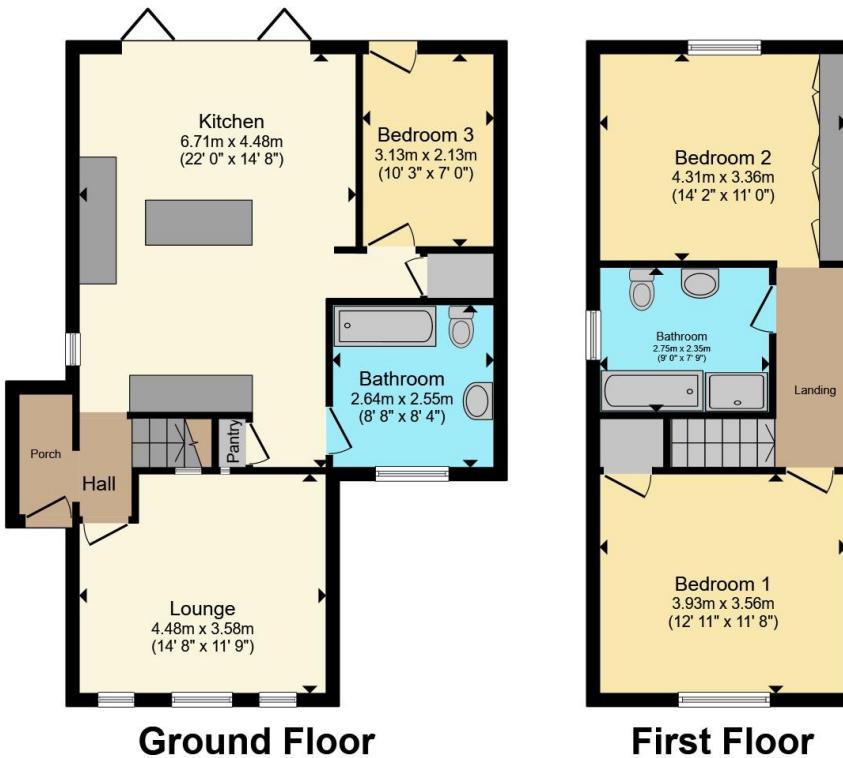
To The Rear

Generous rear garden mainly laid to lawn with patio seating area directly off the kitchen dining room, enclosed by fencing and boundary walls, side access, ample space for a garden room or further landscaping features.









Total floor area 103.0 m² (1,108 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

Connells

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating:
 Awaited

Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311227



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD311227 - 0004