



Connells

The Cottage Sheepwood Road  
Bristol



### Property Description

Externally, the home benefits from a double driveway, offering plenty of off-street parking, as well as neatly maintained gardens to both the front and rear-perfect for those who value outdoor space.

Inside, the property is well cared for and sensibly laid out. The ground floor features an inviting entrance hall which leads to two good-sized bedrooms and a contemporary family bathroom. The modern kitchen/diner is a real highlight, complete with underfloor heating and handy side access, creating a practical and comfortable hub for daily living. To the rear, the spacious sitting room enjoys plenty of natural light and opens out via French doors onto a patio area, providing a seamless connection to the landscaped garden-ideal for relaxing or hosting guests.

Upstairs, the property boasts an impressive principal bedroom suite, complemented by its own en suite shower room, offering a private and peaceful space away from the main living areas.

The rear garden has been thoughtfully arranged to suit both entertaining and unwinding, with a decked seating area and a contemporary pergola with an adjustable roof for year-round enjoyment. A lawned section and gated side access add further practicality. To the front, a walled garden enhances the overall appearance, alongside the benefit of the two driveways.

### Entrance Hall

#### Living Room

16' MAX x 11' 3" MAX ( 4.88m MAX x 3.43m MAX )

#### Kitchen

13' MAX x 10' 6" MAX ( 3.96m MAX x 3.20m MAX )

#### Bedroom 1

21' 5" MAX x 14' 1" MAX ( 6.53m MAX x 4.29m MAX )

Loft room with ensuite

#### Bedroom 2

15' 3" x 10' 10" ( 4.65m x 3.30m )

#### Bedroom 3

9' 5" MAX x 14' 1" MAX ( 2.87m MAX x 4.29m MAX )

#### Bathroom

#### Rear Garden

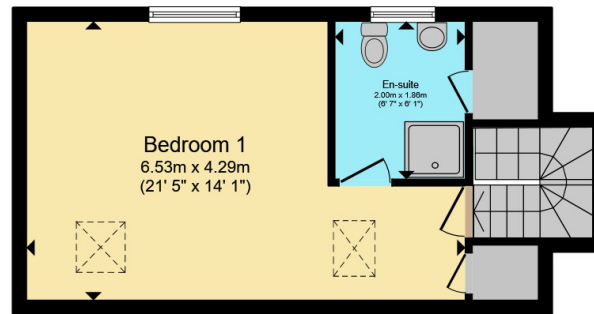
Stepped access down to the garden to a well maintained garden area complete with patio for entertaining. Side access to garden.

#### Driveway





**Ground Floor**



**First Floor**

Total floor area 101.0 m<sup>2</sup> (1,088 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: D Council Tax  
Band: D

Tenure: Freehold

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