



Connells

Martock Road  
Bristol



### Property Description

Set in a well-connected pocket of BS5, this inviting home blends everyday practicality with warm, lived-in comfort. The ground floor opens with a bright living room, leading through to a dedicated dining room that naturally becomes the centre of family life. Beyond this, a separate kitchen offers a practical workspace with direct access to the rear garden — ideal for stepping out with a morning coffee or keeping an eye on children playing outside.

Upstairs, two bedrooms offer generous versatility. The main bedroom is a surprisingly spacious retreat, with built-in storage and room to shape the space around your own rhythm. The second bedroom, currently arranged with twin beds, is bright and balanced, making it a natural fit for children, guests, or a dedicated workspace. A well-kept bathroom completes the first floor, with a double-glazed rear window and a clean, practical layout.

Outside, the garden provides a private backdrop for family life — enclosed, easy to maintain, and with space for seating, play, and storage. With its straightforward footprint, natural light, and adaptable rooms, this is a home that quietly supports the way you live, offering comfort, convenience, and a sense of place within a friendly Bristol neighbourhood.

### Living Room

14' 5" x 11' 9" (4.39m x 3.58m)  
A bright and welcoming living space with a double-glazed front-aspect window drawing natural light across the room. The layout comfortably accommodates both seating and a workspace. A radiator sits along the side wall, warming the room without interrupting the arrangement of furniture.

### Dining Room

11' 8" x 7' 11" (3.56m x 2.41m)  
A dedicated dining room positioned between the living room and kitchen, offering a natural setting for family meals. A double-glazed rear-aspect window brings in soft light from the garden side, giving the room an easy, relaxed feel.

### Kitchen

12' 7" x 7' 9" (3.84m x 2.36m)  
A practical kitchen with generous worktop space, wooden cabinetry, and room for appliances. A double-glazed rear-aspect window sits above the sink, offering a pleasant view out to the garden, while the rear door provides direct access outside.

### Wc

A compact and convenient ground-floor cloakroom finished in a simple, neutral style.

### Bedroom One

14' 10" max x 9' 9" max (4.52m max x 2.97m max)  
A spacious main bedroom with a double-glazed front-aspect window. Built-in cupboards and the boiler unit sit neatly along one wall, with the boiler tucked around a small corner out of the way. A wall-mounted radiator is positioned underneath one of the windows.

### Bedroom Two

9' 5" x 6' 11" (2.87m x 2.11m)  
Currently shown with two single beds, this bright room features a double-glazed rear-aspect window overlooking the garden. Its balanced proportions make it ideal for children, guests, or a flexible workspace.

### Bathroom



A clean, well-kept bathroom with a frosted double-glazed window providing natural light and ventilation. The suite includes a panelled bath with shower over, WC and wash hand basin with vanity unit. Partially tiled walls, linoleum flooring and wall-mounted radiator.

### Garage

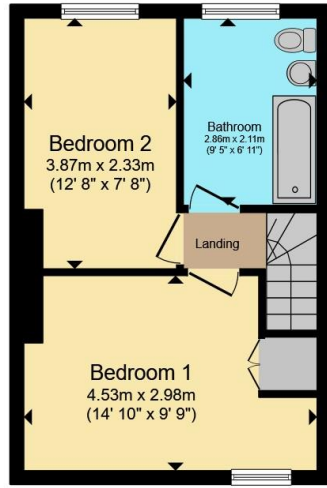
20' 6" x 11' 6" ( 6.25m x 3.51m )

A generous detached garage offering excellent storage, workshop potential, or secure parking. No windows or radiator visible.

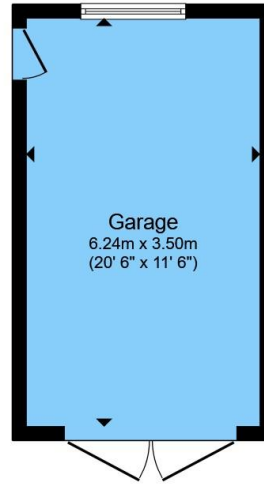




**Ground Floor**



**First Floor**



**Garage**



Total floor area 93.4 m<sup>2</sup> (1,005 sq.ft.) approx

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To view this property please contact Connells on

**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

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BRISTOL BS3 1JN

EPC Rating: C Council Tax  
Band: B

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Tenure: Freehold



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