



Connells

Cottrell Avenue
Bristol



Property Description

A well presented three bedroom semi-detached home located on Cottrell Avenue, offering spacious and versatile accommodation ideal for families. The property benefits from a bright bay-fronted lounge and a large open plan kitchen/diner fitted with a range of wall and base units, integrated appliances and a bespoke island, leading through to a conservatory overlooking the rear garden. Upstairs provides three good sized bedrooms and a modern family bathroom. Externally, the property offers a generous driveway to the front providing ample off-street parking. The rear garden is tiered and designed for entertaining, with patio seating areas and gate leading to additional garden space. There is also a fantastic view across Bristol. The property is conveniently located close to local shops, schools and amenities, with good transport links into Bristol city centre and surrounding areas, making it an excellent choice for commuters and families alike.

Entrance Hall

Door from front aspect, wood effect flooring, smooth ceiling, access to lounge, kitchen/diner, downstairs cloakroom and stairs rising to first floor, radiator.

Lounge

12' 4" x 11' 8" (3.76m x 3.56m)

Double glazed bay window to the front aspect and double glazed window to the side aspect, carpet

flooring, gas fireplace and TV point, radiator.

Kitchen/Diner

17' 8" x 14' 1" (5.38m x 4.29m)

Double glazed window to the rear aspect and double glazed window to the side aspect with double glazed door leading to the conservatory, a range of wall and base units with granite worktops over,

Space for a Rangemaster electric oven and gas hob with extractor over, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, washing machine, microwave, wine cooler and integrated fridge freezer, bespoke island, wood effect flooring and a wall mounted radiators.

Conservatory

10' 9" max x 8' 7" max (3.28m max x 2.62m max)

Double glazed windows to the rear and side aspects with double glazed door to the side leading to

the rear garden, tiled flooring, radiator.

Downstairs Cloakroom

Tiled flooring, partially tiled walls, WC, wash hand basin with mixer tap and an extractor fan.

Landing

carpet flooring, smooth ceiling, loft access hatch and doors to all bedrooms and bathroom.



Bedroom One

12' 8" max x 10' 5" max (3.86m max x 3.17m max)

Double glazed bay window to the front aspect and double glazed window to the side aspect, carpet

flooring, built in storage and TV point, radiator.

Bedroom Two

12' max x 10' 8" max (3.66m max x 3.25m max)

Double glazed window to the rear aspect and double glazed window to the side aspect, carpet

flooring, space for freestanding wardrobe, radiator.

Bedroom Three

10' 4" max x 6' 8" max (3.15m max x 2.03m max)

Double glazed window to the front aspect, carpet flooring, radiator.

Family Bathroom

7' 4" x 6' 3" (2.24m x 1.91m)

Double glazed obscured window to the rear aspect, tiled flooring and fully tiled walls, panelled bath

with shower over and glass screen, WC and wash hand basin with mixer tap, chrome heated towel rail.

Outside

Front Garden / Driveway

The front of the property is laid to a large

paved driveway providing ample off-street parking.

Enclosed by low level walls with side access leading towards the rear garden.

Rear Garden

Tiered rear garden mainly laid to patio and lawn with seating areas suitable for entertaining.

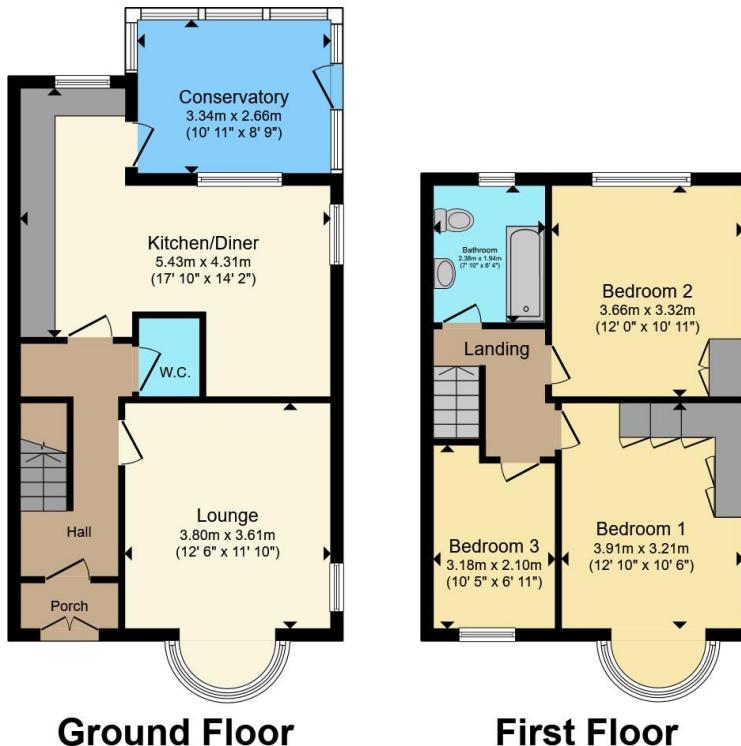
Enclosed by walls with a gate leading to additional garden space. There is also side access to the rear garden.

The rear garden has a fantastic viewpoint across Bristol.









Ground Floor

First Floor

Total floor area 98.0 m² (1,055 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: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311268



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: KWD311268 - 0004