



**Connells**

Nailsworth Avenue  
Yate Bristol



## Property Description

Nailsea Avenue offers a warm, confident presence from the moment you arrive. The frontage is beautifully kept, with a soft lawn and mature planting that set the tone for a home that blends character with everyday comfort. Inside, the layout unfolds with an inviting flow, each room lifted by natural light from double glazed windows positioned to capture both front and rear aspects.

The lounge is a standout space, enhanced by a broad front-facing bay window that fills the room with soft daylight and creates a relaxed, welcoming atmosphere. The dining room sits just behind, enjoying a peaceful rear outlook across the garden—perfect for hosting, working, or simply enjoying the rhythm of daily life. The kitchen brings warmth and personality, with rustic cabinetry, colourful tiling, and a homely feel that suits both busy mornings and slow weekends. A separate utility room keeps the practicalities neatly tucked away, while the ground-floor shower room adds convenience and style.

Upstairs, four bedrooms offer flexibility for families, guests, or home working. The two largest rooms enjoy generous proportions and either front- or rear-facing double glazed windows depending on their position, while the remaining rooms provide ideal spaces for children, study, or dressing. The family bathroom is bright and neatly finished. The second floor reveals a superb loft room—an

expansive retreat that works beautifully as a studio, gaming room, or quiet hideaway.

## Lounge

18' 6" x 13' 8" ( 5.64m x 4.17m )

A generous, elegant living space lifted by a front-facing bay window that fills the room with soft daylight. The atmosphere is warm and inviting, ideal for relaxing or entertaining. A radiator is positioned beneath the bay window. Enjoy those cooler evenings with the dual fuel burner that is fitted within the chimney space.

## Dining Room

10' 10" x 10' 8" ( 3.30m x 3.25m )

A welcoming rear-facing room with a garden outlook and a natural flow between lounge and kitchen. Perfect for hosting, home working, or family meals. A radiator is positioned on the internal wall.

## Kitchen

10' 10" x 10' 10" ( 3.30m x 3.30m )

A characterful kitchen with rustic cabinetry, colourful tiling, and a rear-facing double glazed window overlooking the garden. Warm, homely, and full of personality. A radiator is positioned beneath the window.

## Utility Room

6' 3" x 5' 11" ( 1.91m x 1.80m )

A practical, separate area designed to keep laundry and storage neatly organised, helping the main kitchen stay clear and functional.

## Ground Floor Shower Room

10' 3" x 8' 10" ( 3.12m x 2.69m )

A stylish and spacious shower room with modern fittings and a side-facing double glazed window that brings in natural light while maintaining privacy. This room also benefits from electric underfloor heating.

## Bedroom One

12' 10" x 10' 9" ( 3.91m x 3.28m )

A bright, comfortable double bedroom with a front-facing double glazed window. Calm, spacious, and well-suited to a range of furniture layouts. A radiator is positioned beneath the window.

## Dressing Room

5' 8" x 5' 7" ( 1.73m x 1.70m )

A neatly proportioned space with a rear-facing double glazed window, ideal for storage, dressing, or conversion into a small office.

## Bedroom Two

12' 10" x 12' 7" ( 3.91m x 3.84m )

A generous double bedroom with a rear-facing double glazed window overlooking the garden. Peaceful and private. A radiator is positioned beneath the window.

## Bedroom Three

11' x 10' 6" ( 3.35m x 3.20m )

A well-sized bedroom with a front-facing double glazed window. Ideal as a child's room, guest room, or home office. A radiator is positioned beneath the window.

## Bedroom Four

11' x 6' 6" ( 3.35m x 1.98m )

## Bathroom

A bright family bathroom with a rear-facing frosted double glazed window and a clean, neutral finish.

## Loft Room

17' 10" x 9' 10" ( 5.44m x 3.00m )

A standout top-floor retreat with a rear-facing double glazed window. The generous footprint makes it perfect for creative work, gaming, hobbies, or simply escaping into a quiet, elevated space.

## Rear Garden

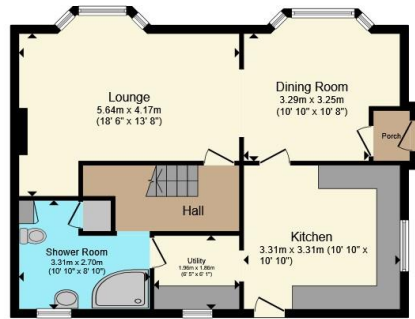
A beautifully arranged outdoor space with lawn, seating areas, and outbuildings. Private, sunny, and full of potential for entertaining, gardening, or relaxed evenings outdoors.

## Driveway

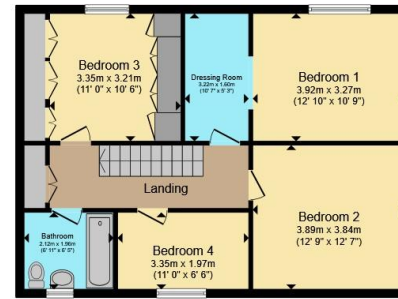








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 155.9 m<sup>2</sup> (1,679 sq.ft.) approx

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**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

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 BRISTOL BS15 8JX

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 Band: B

Tenure: Freehold

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