



Connells

Purton Close
Bristol



Property Description

Positioned within a quiet cul-de-sac, this three-bedroom semi-detached home offers well-proportioned accommodation throughout and benefits from a garage, off-street parking and an attractive enclosed rear garden. The accommodation comprises a porch entrance leading into a spacious lounge/diner extending the full depth of the property. Upon entering from the porch, stairs rise to the first floor. The lounge area enjoys a bay-fronted window, feature gas fireplace and TV

point, whilst the dining area benefits from French doors opening to the rear garden. The separate kitchen offers a range of wall and base units, electric hob and oven, appliance space and built-in storage. To the first floor are three bedrooms, a family bathroom and landing with a storage cupboard and loft access via ladder. Externally, the property benefits from a low-maintenance frontage, a landscaped rear garden, garage and off-street parking.

Porch

Double glazed front door to front aspect, wood effect flooring and opening into the lounge/diner.

Lounge/Diner

25' 2" max x 18' 3" max (7.67m max x 5.56m max)

Double glazed bay window to front aspect, wood effect flooring, feature gas fireplace, TV point,

stairs rising to the first floor upon entering

from the porch, double glazed French doors to rear

aspect and two radiators.

Kitchen

11' 7" x 8' 5" (3.53m x 2.57m)

Double glazed window to rear aspect, tiled flooring, built-in storage cupboard, range of wall and

base units with worktops over, electric hob with low-level electric oven, part tiled walls, boiler

location, space for freestanding fridge freezer, space for washing machine, space for dishwasher,

one and a half bowl stainless steel sink with mixer tap and radiator.

Landing

Double glazed window to side aspect, storage cupboard, loft access via ladder and access to all

first-floor rooms.

Bedroom One

13' 11" max x 10' 6" max (4.24m max x 3.20m max)

Double glazed window to front aspect, carpet flooring, space for large freestanding wardrobe, TV

point and radiator.

Bedroom Two

10' 10" max x 9' 3" max (3.30m max x 2.82m

max)

Double glazed window to rear aspect, wood effect flooring, built-in storage cupboards and radiator.

Bedroom Three

8' 10" max x 7' 3" max (2.69m max x 2.21m max)

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

Bathroom

8' x 5' 5" (2.44m x 1.65m)

Double glazed obscure window to rear aspect, vinyl flooring, part tiled walls, smooth ceiling with

spotlights, panelled bath with mixer tap and rainfall shower attachment over, WC, wash hand basin

with mixer tap and chrome heated towel rail.

Outside

ToThe Front

Low-maintenance front garden laid mainly to decorative stone chippings with feature stone borders.

Pathway leading to the front entrance with access towards the garage and off-street parking.

To The Rear

Enclosed rear garden designed for low maintenance and entertaining, comprising artificial lawn and

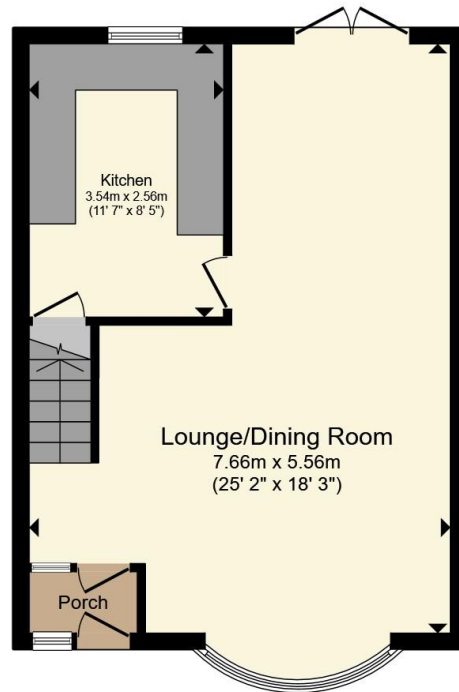
raised decking seating areas. Enclosed by timber fencing and offering excellent outdoor space for

relaxing and social gatherings.

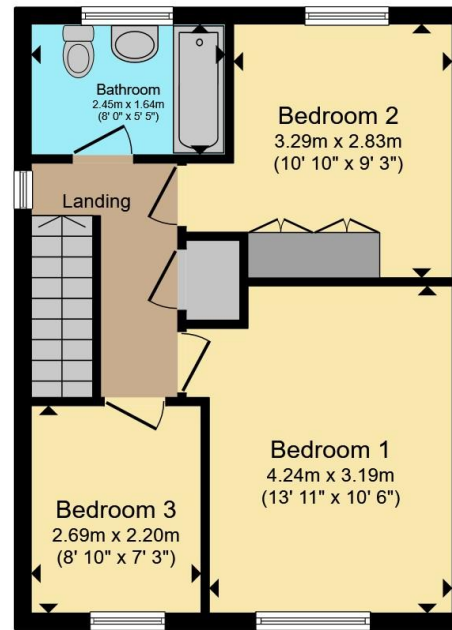








Ground Floor



First Floor

Total floor area 84.2 m² (906 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



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: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311589



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: KWD311589 - 0002