



Connells

Pennant Way
Nailsea Bristol



Property Description

Positioned in a quiet spot on Pennant Way, this Barratt 'Kingsley Special' offers a surprising amount of space and a warm, well-kept feel throughout. Only around three years old and still covered by its NHBC warranty, the home combines modern comfort with a peaceful setting on the edge of Nailsea.

Inside, the layout works effortlessly for day-to-day living. The main lounge is bright and inviting, finished in soft neutral tones with plenty of room for relaxed seating. A second reception/dining area opens directly onto the garden, creating a natural flow for entertaining. The kitchen is equally appealing — modern, well-arranged and filled with natural light, with space for a dining table at its centre.

Upstairs, the bedrooms are well-proportioned and neatly presented, with the main bedroom offering fitted storage and a calm, elegant finish. Both bathrooms are contemporary and well-maintained, reflecting the overall care shown throughout the property.

The south-facing rear garden is a standout feature: landscaped with a mix of lawn, patio and raised beds, it provides a private, sunny space that's easy to enjoy and simple to maintain.

Reception Hallway

A bright and welcoming hallway entered via a composite front door with a glazed panel. A side window brings in additional light, and the turning staircase rises to the first floor with another window on the half-landing. There is a useful built-in storage and access to the living room, kitchen/diner and cloakroom.

Cloakroom

A neatly presented cloakroom fitted with a low-level WC and corner pedestal basin, finished with modern tiling and an extractor fan.

Living Room

15' 5" x 11' 1" (4.70m x 3.38m)
A comfortable and well-proportioned living room with a double-glazed front-aspect window offering a pleasant open outlook. The room is finished in soft, neutral tones and provides an inviting space for everyday relaxation.

Kitchen/Diner

19' 4" x 11' 3" (5.89m x 3.43m)
A bright and sociable kitchen/diner with a rear-aspect window and French doors opening directly onto the garden. The kitchen features a comprehensive range of cabinetry, integrated appliances including a double oven, gas hob, fridge/freezer and dishwasher, plus a larder-style cupboard and space for a family dining table. A door leads through to the utility room.

Utility Room

A practical utility space with a side-aspect window, work surface and space for both washing machine and a tumble dryer. Ideal for keeping household tasks neatly tucked away.

Bedroom One

13' 10" x 10' (4.22m x 3.05m)
A generous principal bedroom with a rear-aspect window and a range of fitted wardrobes. The room enjoys a calm, elegant feel and benefits from its own en-suite shower room.

En-Suite

Modern en-suite comprising shower cubicle, WC and wash hand basin.

Bedroom Two

10' x 8' 10" (3.05m x 2.69m)

A bright double bedroom with a front-aspect window offering an open outlook. Well-presented and ideal for guests or family.

Bedroom Three

10' 5" max x 8' 11" max (3.17m max x 2.72m max)

A neatly arranged bedroom with a front-aspect window and space for free-standing furniture. Suitable as a child's room or home office.

Bedroom Four

9' x 8' 3" (2.74m x 2.51m)

A rear-facing bedroom overlooking the garden, offering flexibility as a nursery, study or single bedroom.

Family Bathroom

A modern family bathroom with a white suite comprising paneled bath with shower and screen, pedestal basin and WC. An obscure side-aspect window provides natural light and ventilation.

Rear Garden

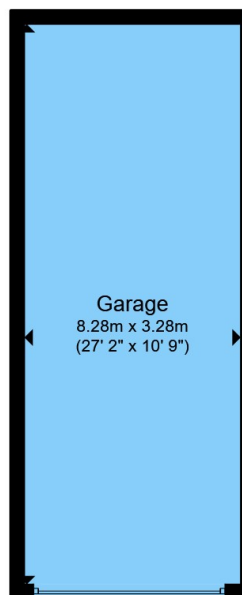
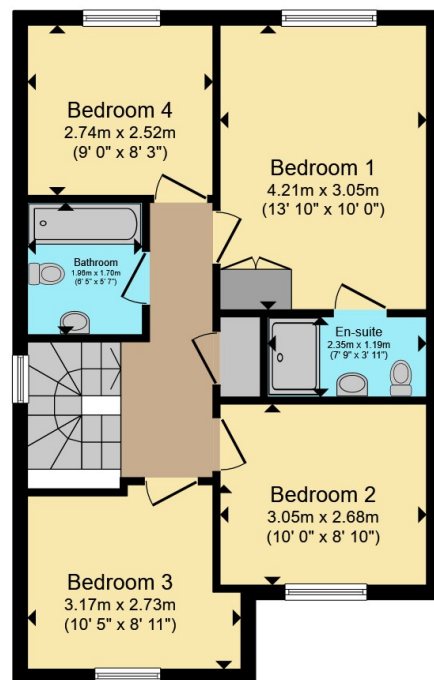
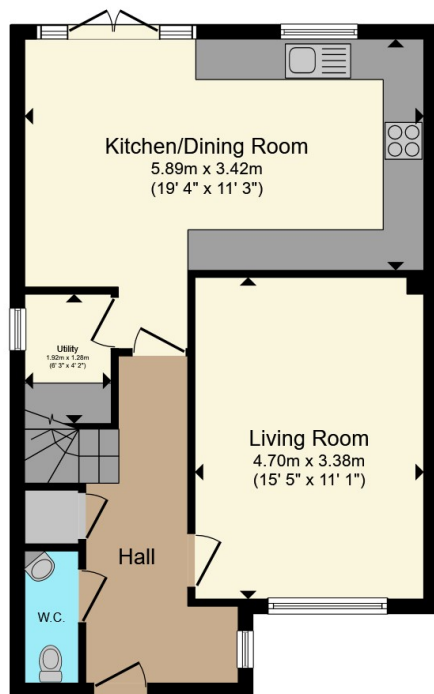
A beautifully landscaped south-facing garden designed for year-round enjoyment. It features a generous patio for entertaining, a separate decked seating area, a well-kept lawn, established borders and two blossom trees adding seasonal colour. Additional benefits include an outdoor tap, power supply and a garden shed with lighting.

Garage

27' 2" x 10' 9" (8.28m x 3.28m)

An oversized single garage offering excellent space for a vehicle plus storage, complete with power, lighting and an electric up-and-over door.





Total floor area 131.8 m² (1,419 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

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EPC Rating: B Council Tax
Band: E

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Tenure: Freehold



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