



Connells

Burley Crest
Bristol



Property Description

Beautifully presented throughout, this spacious detached family home has been thoughtfully designed to offer bright, versatile accommodation ideal for modern lifestyles. The property combines generous reception rooms with an outstanding open-plan kitchen, creating the perfect setting for both everyday family life and entertaining.

The welcoming entrance hall provides access to a convenient downstairs cloakroom before leading through to a spacious lounge, ideal for relaxing. A separate dining room offers an excellent formal entertaining space and flows effortlessly into the stunning 22ft kitchen/breakfast room, which is undoubtedly the heart of the home. Featuring an extensive range of fitted units and ample space for dining and seating, the kitchen benefits from French doors opening onto the rear garden, creating an ideal indoor-outdoor lifestyle. A separate utility room provides additional storage and laundry facilities.

Upstairs, the generous principal bedroom enjoys the luxury of its own en-suite shower room, while the second double bedroom is equally spacious. A third bedroom offers flexibility as a child's room, guest bedroom or home office. The contemporary family bathroom completes the first-floor accommodation.

Outside, the property benefits from a private rear garden, perfect for entertaining, family enjoyment and al fresco dining.

Offering spacious accommodation, well-balanced room sizes and excellent family living throughout.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, staircase rising to the first floor and doors servicing downstairs, cloakroom, dining room and utility.

Downstairs Cloakroom

Fitted with a low-level WC and wash hand basin. Window to front aspect.

Lounge

A spacious and comfortable reception room featuring a large front-facing window allowing plenty of natural light, offering the perfect place to relax. Feature fire place and door to Dining room.

Dining Room

A generous formal dining room providing ample space for entertaining and family meals, conveniently positioned adjacent to the kitchen.

Kitchen/Breakfast Room

The heart of the home, this impressive open-plan kitchen offers an extensive range of fitted wall and base units with generous worktop space, integrated appliance space and ample room for a dining table or family seating area. French doors provide direct access to the rear

garden.

Utility Room

Providing additional worktop space, velux window, appliance facilities and external access, keeping the main kitchen clutter-free.

First Floor Landing

Giving access to all bedrooms, family bathroom and airing cupboard.

Bedroom One

A spacious principal bedroom featuring fitted wardrobe space, window to the rear aspect and the added benefit of a modern en-suite shower room.

En-Suite

Comprising a shower enclosure, low-level WC and wash hand basin. Window to front aspect.

Bedroom Two

A generous double bedroom overlooking the front aspect with ample space for wardrobes and additional furniture.

Bedroom Three

A well-proportioned third bedroom, ideal as a child's room, guest bedroom or home office. Window to rear aspect.

Family Bathroom

Beautifully appointed with a panelled bath, wash hand basin and low-level WC, finished in a modern style. Window to the side aspect.

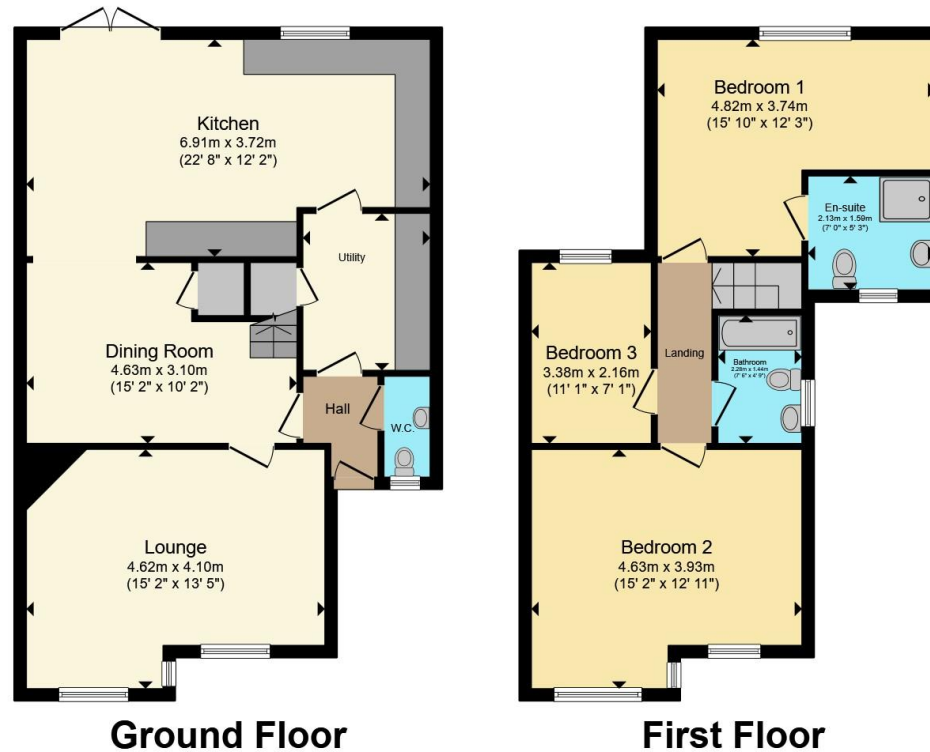
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Total floor area 119.6 m² (1,288 sq.ft.) approx

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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