



**Connells**

27a Novers Park Drive  
Knowle Bristol





### Property Description

Set within a quiet pocket of BS4, this home opens itself gradually — a place that feels lived-in, loved, and quietly expanded over time. From the moment you step inside, there's a sense of ease: rooms that catch the light just right, spaces that have grown with a family, and a garden that stretches out far beyond what you expect, dissolving into greenery and open sky.

The living room sits at the heart of the home, softened by natural light pouring through the bay window and shaped by books, textures, and the gentle rhythm of everyday life. The kitchen flows behind it — warm, functional, and full of character — with its farmhouse sink, timber cabinetry, and a view through to the conservatory and the garden beyond. It's the kind of kitchen that feels like the centre of things: cooking, conversation, and the quiet hum of the day.

Upstairs, three bedrooms offer flexibility and comfort. The main bedroom is calm and generous, while the second room is bright and welcoming. The third makes an ideal nursery or study, with a soft, elevated outlook. The bathroom is crisp and modern, with clean lines and a simple, timeless finish.

Outside, the garden is a genuine surprise — long, leafy and layered, with pockets of planting, mature trees, and a sense of privacy that deepens as you move further back. It's a space that invites slow mornings, summer evenings, and the kind of outdoor life that evolves with the seasons.

### Living Room

13' 9" max x 8' 7" ( 4.19m max x 2.62m )

A bright and inviting space centered around the large double glazed bay window to the front, drawing natural light across the room. Soft textures and thoughtful layout give the room a calm, lived-in feel. A radiator is mounted along the internal wall, warming the space without interrupting the flow of furniture.

### Kitchen

15' 10" max x 8' 7" ( 4.83m max x 2.62m )

A warm, characterful kitchen with timber cabinetry, a farmhouse-style sink and a double-glazed window to the rear overlooking the garden. The layout is practical and welcoming, with space for cooking, storage and small dining. A radiator sits along the side wall, blending neatly into the room's natural movement between counters and appliances. Wall-mounted Worcester boiler in the corner of the room.

### Conservatory

12' 4" x 6' 7" ( 3.76m x 2.01m )

A versatile extension of the ground floor, wrapped in double glazed windows that frame the garden beautifully. Currently used a practical storage and utility space, it offers potential for seating, play, or a quiet corner to enjoy the greenery.

### Bedroom One

11' 6" x 10' ( 3.51m x 3.05m )

A calm and generous main bedroom with a double glazed window to the front, allowing soft natural light to settle across the space. The deep blue feature wall adds warmth and depth, while the room's layout comfortably accommodates both adult and infant furniture.



## Bedroom Two

10' 11" x 7' 9" ( 3.33m x 2.36m )

A bright and welcoming room with a double glazed window to rear, offering a peaceful outlook over the long garden, as well as views of the Clifton Suspension Bridge. Ideal as a child's room, guest room or secondary double. A radiator sits just beneath the window, neatly integrated into the layout.

## Bedroom Three

10' max x 5' 6" ( 3.05m max x 1.68m )

A charming smaller bedroom with a double glazed window to the front, making it perfect as a nursery or home office. A radiator sits beneath the window, keeping the space warm without interrupting the usable wall space.

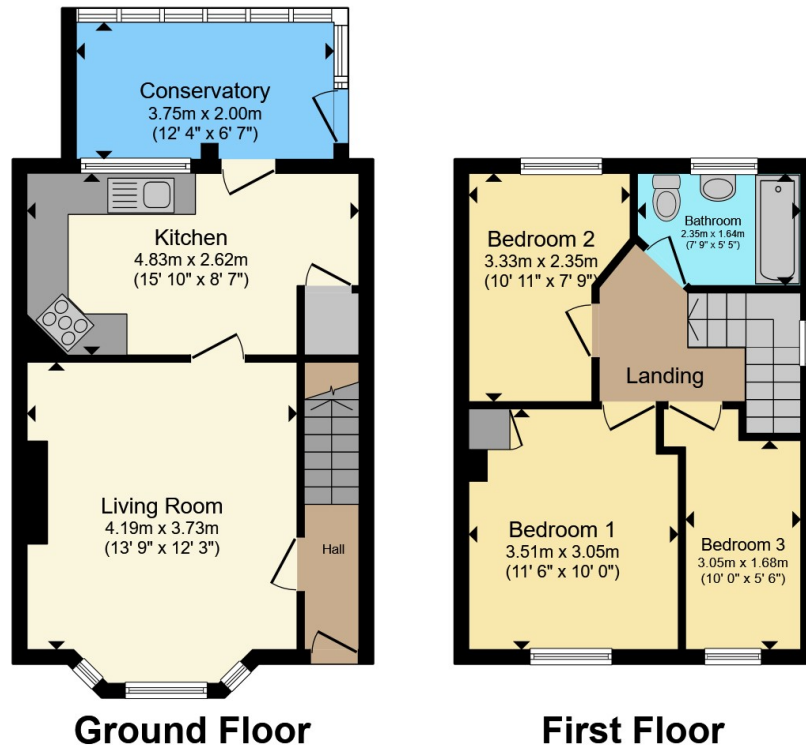
## Bathroom

A clean and modern bathroom with white tiling, a paneled bath with shower screen, WC and wash hand basin. The double glazed window to the rear brings in natural light and ventilation, as well as a view of the Clifton suspension.

## Rear Garden

A standout feature - long, leafy and full of character, with mature planting, hedging and a sense of privacy that deepens as you move further back. A peaceful outdoor space with real depth and potential.





Total floor area 76.3 m<sup>2</sup> (822 sq.ft.) approx

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Band: A

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Tenure: Freehold



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