Connells

Courtney Road
Bristol

Courtney Road
Bristol BS15 9RH

for sale
£770,000

Property Description

A truly outstanding five-bedroom detached family residence offering approximately 2,489 sq.ft. of beautifully presented and versatile accommodation arranged over three levels. Finished to an exceptional standard throughout, the property

effortlessly combines character with contemporary family living. The heart of the home is the impressive open-plan kitchen/dining room with bi-fold doors opening onto the landscaped rear garden, complemented by three spacious

reception areas, a practical utility room and downstairs cloakroom. The upper floors provide five generous double bedrooms, including a luxurious principal suite with en-suite shower room and Juliet balcony, together with a beautifully appointed family bathroom. Outside, the property continues to impress with a substantial block-paved driveway providing ample off-road parking, a detached garage, and an outstanding landscaped rear garden featuring a detached summer house, creating the perfect entertaining space, home office or gym. An exceptional family home offering space, style and flexibility in equal measure.

Entrance Hall

Entrance door leading from the enclosed porch into a welcoming and spacious entrance hall with staircase rising to the first floor accommodation. Beautiful original wooden flooring flows throughout, with doors providing access to the family room/dining room, utility room and useful under stairs storage cupboard. This impressive entrance sets the tone for the quality and character found throughout the home. Radiator.

Living Room

12' 3" x 10' 11" (3.73m x 3.33m)

Double glazed walk-in bay window with white wooden shutter blinds to the front aspect allowing an abundance of natural light to fill the room. This elegant reception room beautifully combines period character with modern styling, featuring high smooth ceilings with decorative coving and ceiling rose, stripped original wooden flooring, and a stunning marble surround feature fireplace with inset living flame gas fire creating an attractive focal point. Contemporary glazed sliding doors provide a stylish transition into the dining room while offering flexibility for openplan or separate living. Television point and radiator.

Family Room / Dining Room

13' x 11' 6" (3.96m x 3.51m)

Open access seamlessly connecting to the impressive kitchen/dining room, creating an excellent flow for modern family living and entertaining, whilst an additional doorway leads through to the elegant living room. This versatile reception space is currently arranged as a family room, offering buyers the flexibility to utilise it as a formal dining room, snug or additional sitting room if desired. The room benefits from contemporary herringbone flooring, high smooth ceilings with decorative coving, television point and two contemporary wall mounted radiators.

Kitchen / Dining Room

19' 3" x 12' (5.87m x 3.66m)

Double glazed full-width three-leaf bi-fold doors open directly onto the rear terrace, seamlessly blending the indoor and outdoor living spaces, whilst a further double glazed window to the rear aspect fills the room with an abundance of natural light. Undoubtedly the heart of the home, this beautifully appointed open-plan kitchen and dining area has been thoughtfully designed for modern family living and entertaining, benefiting from high smooth ceilings with recessed spotlights to the kitchen area, feature pendant lighting above the dining space and continuous herringbone flooring

throughout. The contemporary Shaker-style kitchen offers an extensive range of wall and base units with complementary work surfaces over, incorporating a one and a half bowl sink with mixer tap, integrated eye-level oven and microwave, electric hob with extractor hood over, together with ample preparation and storage space and a radiator.There is generous space for a large family dining table, creating a wonderful social environment overlooking the rear garden.

Utility Room/Cloak Room

7' 5" x 6' 1" (2.26m x 1.85m)

Double glazed window to the side aspect providing natural light. A practical utility room fitted with a range of base units with complementary work surface incorporating a stainless steel sink and drainer with mixer tap. There is plumbing and space for a washing machine, additional appliance space for a tumble dryer and useful built-in storage cupboards. The room further benefits from partly tiled walls, tiled flooring, smooth ceiling and internal access to the downstairs cloakroom. Radiator.

Landing

Staircase rising from the entrance hall to a spacious and light-filled first floor landing, enhanced by double glazed windows to both the front and side aspects, allowing an abundance of natural light. This generous central landing provides access to Bedrooms Three, Four and Five, the family bathroom, together with a further staircase rising to the second floor accommodation. Beautiful wooden flooring continues throughout, further complementing the character and seamless flow of the home and two radiators.

Family Bathroom

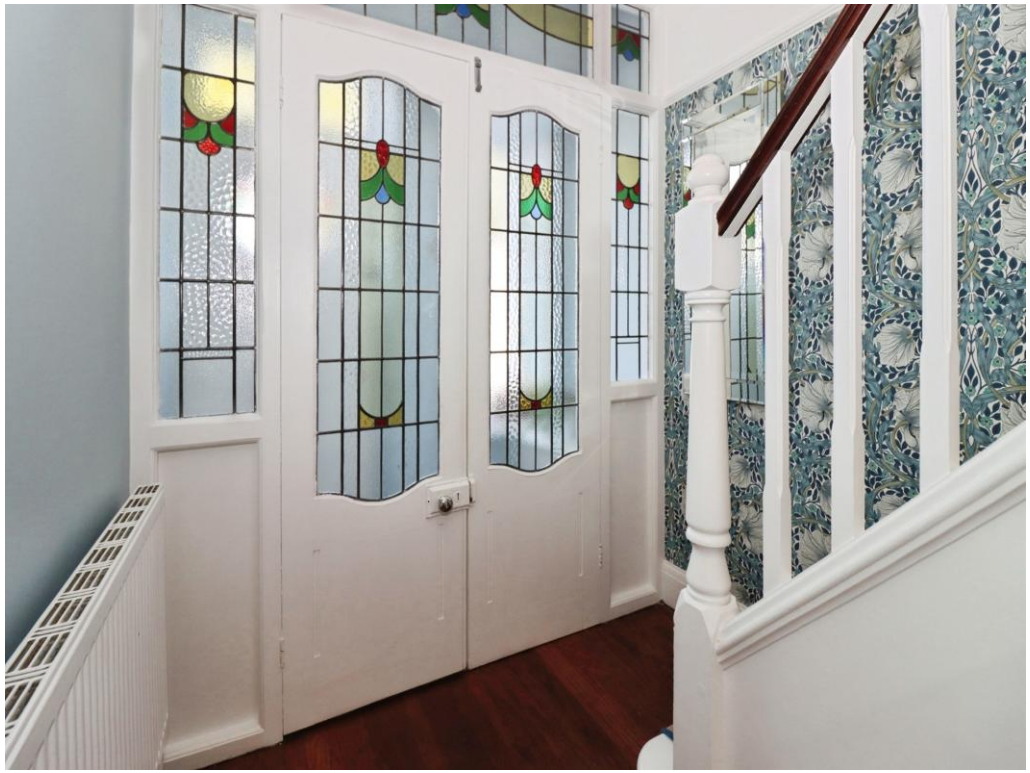
12' 6" x 7' 7" (3.81m x 2.31m)

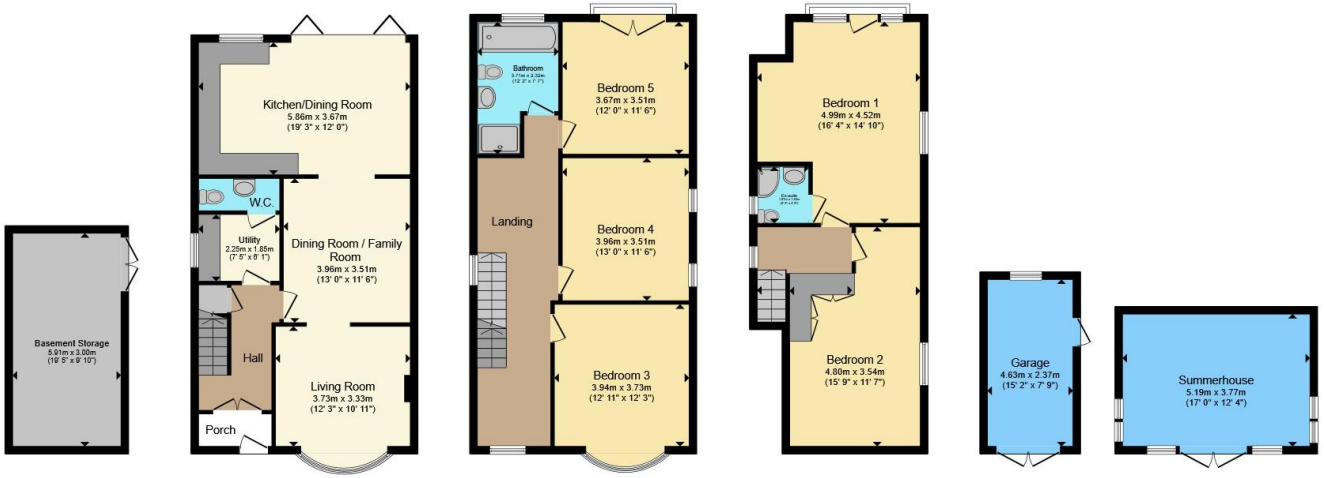
Double glazed obscure window to the rear aspect providing natural light. Beautifully appointed and finished to a high standard, this contemporary family bathroom benefits from smooth ceilings with inset spotlights, extractor fan and marble-effect tiled flooring. Fitted with a modern white suite comprising a panelled bath with mixer tap, separate walk-in shower enclosure with glazed sliding doors, low level WC and wash hand basin with mixer tap. Complemented by stylish half-height metro tiled walls, useful built-in storage cupboard and a chrome heated towel rail.

Bedroom Five

12' max x 11' 6" max (3.66m max x 3.51m max)

Double glazed French doors opening onto an attractive Juliet balcony with glazed balustrade, allowing an abundance of natural light whilst enjoying an elevated outlook. This beautifully presented double bedroom offers generous proportions with ample space for a king-size bed and additional freestanding bedroom furniture. Further benefiting from smooth ceilings, wood-effect flooring and a contemporary vertical radiator, the room





Total floor area 231.2 m² (2,489 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

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: C

Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311650

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.