



Connells

Pettigrove Gardens
Bristol



Property Description

Tucked away within a quiet cul-de-sac in a highly popular BS15 location, this beautifully presented five-bedroom home offers spacious and flexible accommodation arranged across three floors, making it ideal for growing families. The property immediately impresses with driveway parking for two vehicles - a rare and desirable feature in this area. Inside, the home has been finished to a high standard throughout, creating bright and welcoming living spaces. A spacious kitchen/dining room forms the heart of the home and provides an excellent space for everyday living, entertaining and family gatherings, complemented by a separate living room to the front. Upstairs, the home offers five well-proportioned bedrooms arranged over two floors, including a top-floor principal bedroom with its own shower room, providing excellent privacy and flexibility. The location is another standout feature. A local park sits just moments from the property providing green open space, while the popular Court Road Park is also nearby. Beacon Rise Primary School, local shops,

amenities and convenient transport links into Bristol city centre are all within easy reach. A fantastic opportunity to purchase a spacious, well-presented family home in a desirable and convenient location.

Entrance/Hallway

A front door leading into the entrance hallway, laminate flooring, a box housing the electric meter, doors off into principal rooms and stairs rising up to the first floor.

Living Room

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

UPVC double glazed window to the front aspect, central heating radiator, laminate flooring.

Kitchen/Dining Room

19' x 18' 1" (5.79m x 5.51m)

UPVC double glazed French doors opening onto the rear garden alongside a double glazed side window allows plenty of natural light to fill this impressive open-plan space. Finished with laminate flooring and recessed spot lighting throughout, the room is both stylish and practical for modern

family living. The kitchen is fitted with a contemporary range of base units and drawers with matching wall units, complemented by wooden work surfaces and a central breakfast bar island providing seating and a fantastic space for casual dining, entertaining or family gatherings. Integrated appliances include an oven and grill with electric hob and extractor hood above, along with a one and a half bowl sink unit with mixer tap. The dining area provides ample space for a family dining table and is further enhanced by a charming multi-fuel stove, creating a warm and inviting focal point within the room. An opening leads through to a useful utility area offering additional work surface space, storage units and a skylight window which provides excellent natural light.

First Floor Landing

Doors off to the principal rooms, stairs rising up the second floor.

Bedroom Three

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

A UPVC double glazed window to the front aspect, central heating radiator.

Bedroom Four

11' 8" max x 8' 11" max (3.56m max x 2.72m max)

A UPVC double glazed window to the rear aspect, central heating radiator, laminate flooring, double fitted wardrobes.

Bedroom Five

8' 4" max x 7' 5" max (2.54m max x 2.26m max)

UPVC double glazed window to the front aspect, central heating radiator, laminate flooring, fitted wardrobes.

Bathroom

UPVC double glazed obscured glass window, a panelled bathtub with mixer taps, a vanity hand wash basin, low level flush wc, chrome heated towel radiator, tiled flooring.

Second Floor Landing

Doors off into the principal rooms.

Bedroom One

11' max x 10' 8" max (3.35m max x 3.25m max)

Two skylight windows, central heating radiator, laminate flooring, eaves storage.

Bedroom Two

17' 3" max x 7' 11" max (5.26m max x 2.41m max)

UPVC double glazed window, central heating radiator.

Shower Room

UPVC double glazed obscured glass window, heated towel radiator, low level flush wc, a vanity hand wash basin, quadrant shower enclosure with main shower and extractor fan, tiled flooring.

Outside

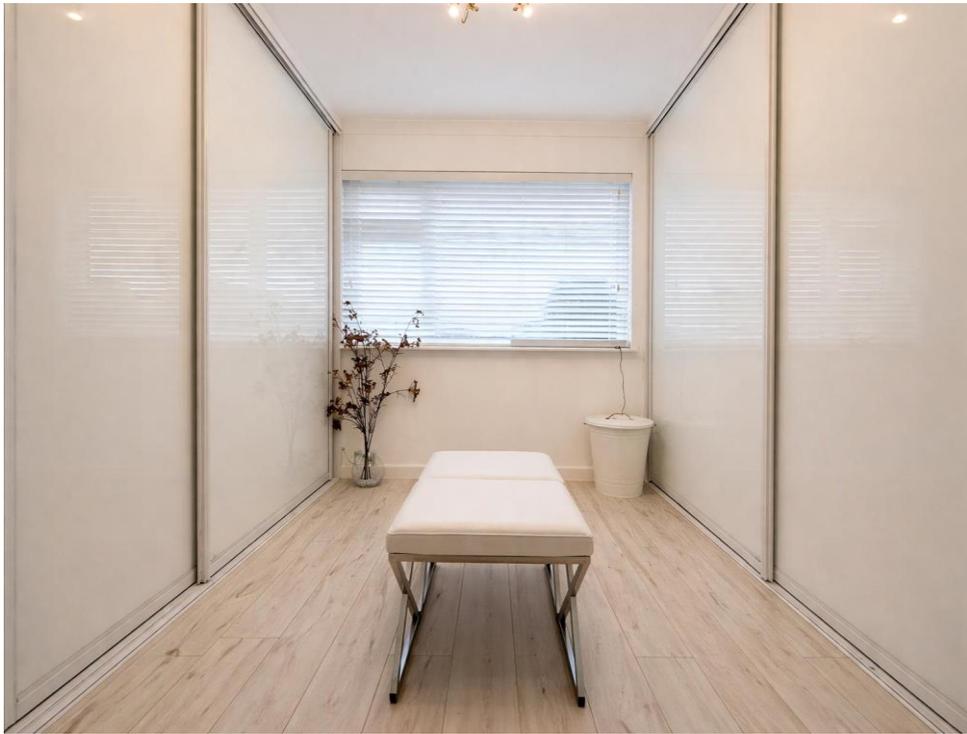
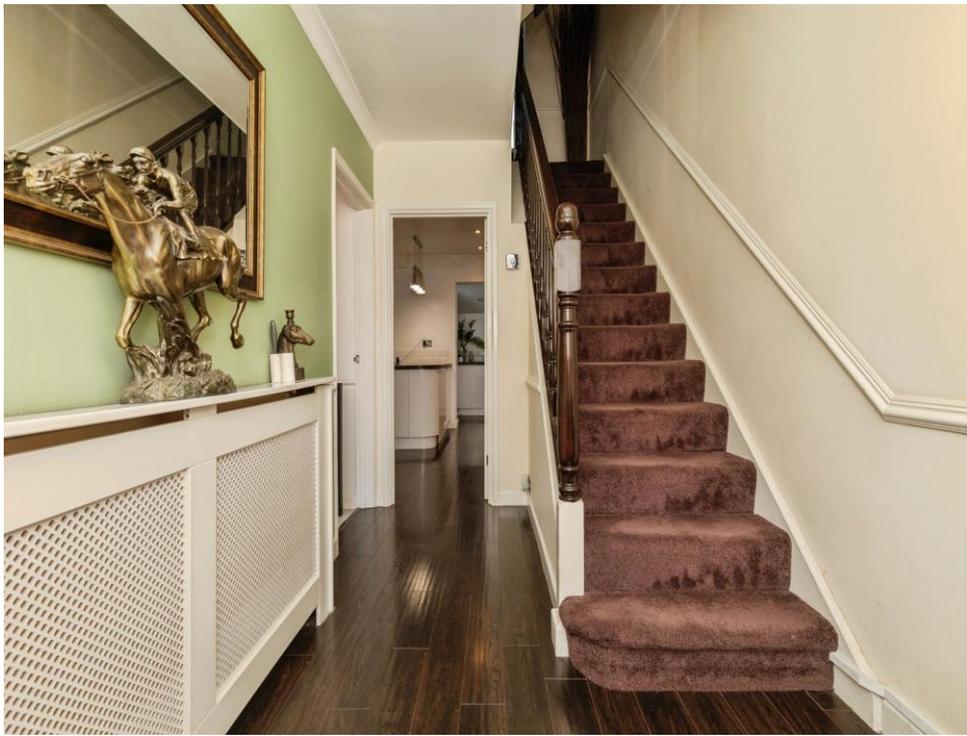
To The Front

Front garden is fully paved.

To The Rear

It is enclosed with fencing, paved and lawn area with some trees and plants, built in under cover seating area and bar/bbq area.





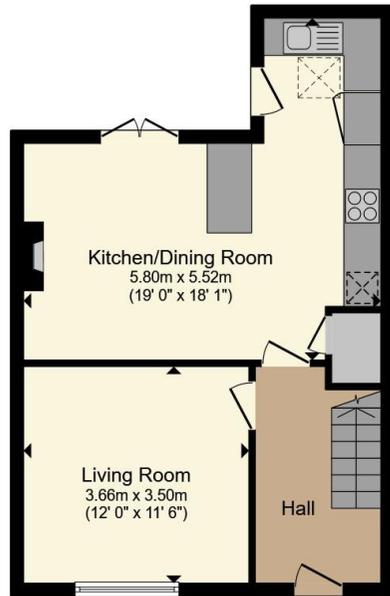


ALCATRAZ
SAN FRANCISCO PENITENTIARY

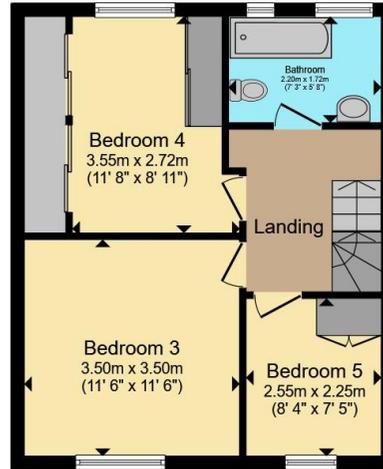
Home Insurance
Brent & Liz 8/1/21
C-13/1/21
SUNTON 23/1/21
TV Licence
30/6/21
CAR INS. exp 1/1/22
Tax = 1/12/21
MOT = 30/9/21

Covid Vaccinal
Sp/21 - 7/21
28/9/21 - 7/21

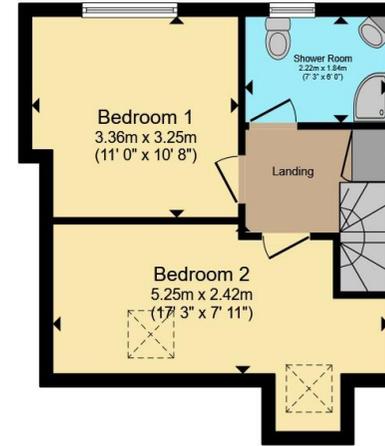
JJ15074-C



Ground Floor



First Floor



Second Floor

Total floor area 119.4 m² (1,286 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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311337



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: KWD311337 - 0003