



**Connells**

Okebourne Road  
Bristol



## Property Description

Situated in a desirable residential location, this well-presented four-bedroom detached family home on Okebourne Road offers spacious and versatile accommodation, ideal for modern family living.

The ground floor comprises a welcoming entrance hallway leading to a bright and comfortable living room, perfect for relaxing or entertaining. To the rear, the kitchen/dining area provides a practical and sociable space with views over the garden, along with ample storage and worktop space. Additional ground floor accommodation is a useful study/bedroom 4 and utility room.

Upstairs, the property benefits from four well-proportioned bedrooms, offering flexibility for growing families, guests, or home working. The family bathroom serves the first floor and is fitted with modern fixtures and fittings.

Externally, the property enjoys a private rear garden, ideal for outdoor dining, children's play, or gardening enthusiasts. To the front, there is off-road parking and access to a garage, providing further convenience and storage.

Located within easy reach of local shops, schools and transport links, this fantastic home offers both comfort and practicality in a popular residential setting.

Early viewing is highly recommended to fully appreciate the space and potential this

property has to offer.

### Entrance Hall

### Study

10' 10" x 8' 3" ( 3.30m x 2.51m )

### Living Room

19' 10" x 10' 7" ( 6.05m x 3.23m )

### Kitchen/Diner

26' 7" MAX x 9' 8" MAX ( 8.10m MAX x 2.95m MAX )

### Utility

8' 3" MAX x 5' 2" MAX ( 2.51m MAX x 1.57m MAX )

### Landing

### Bedroom 1

18' 9" MAX x 10' 8" MAX ( 5.71m MAX x 3.25m MAX )

### Ensuite

### Bedroom 2

9' 3" x 8' 11" ( 2.82m x 2.72m )

### Bedroom 3

14' 1" x 7' 2" ( 4.29m x 2.18m )

### Bathroom

### Front Garden

### Back Garden

**Driveway**

**Garage**

19' 8" x 10' 2" ( 5.99m x 3.10m )

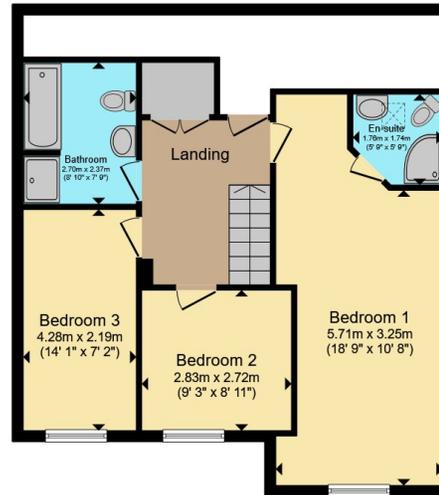




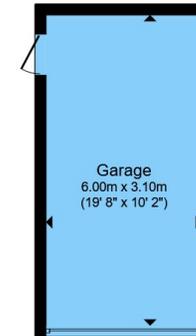




**Ground Floor**



**First Floor**



**Garage**

Total floor area 145.6 m<sup>2</sup> (1,568 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOT309445](http://connells.co.uk/Property/WOT309445)**



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