



Connells

Court Farm Road
Bristol



Property Description

Set within a popular residential stretch of Whitchurch, this extended semi-detached home offers generous proportions, modern finishes and a layout that lends itself naturally to family life. From the moment you step inside, the sense of space is immediately apparent — the ground floor unfolds through a series of well-connected living areas, each with its own character yet all working together as a cohesive whole.

A welcoming living room sits at the front of the home, while the rear has been transformed into a striking open-plan kitchen and dining space, complete with skylights and wide sliding doors that draw in natural light and open directly onto the landscaped garden. The result is a bright, social heart of the home that's ideal for everyday living as well as larger gatherings. A further reception room and a practical workshop/store add versatility rarely found in properties of this style.

Upstairs, four bedrooms provide excellent flexibility for families, guests or home working, supported by both a bathroom and a separate shower room. Each room feels considered and comfortable, with a mixture of soft décor, fitted storage and thoughtful use of space.

Outside, the rear garden offers a blend of decking, patio and lawned areas, creating a private and low-maintenance setting for relaxing or entertaining. With local amenities, schools and transport links all close by, this is a home that balances space, style and convenience in equal measure.

Entrance Porch

A practical entrance space ideal for coats and shoes, leading directly into the main living room

Living Room

16' 6" x 12' 11" (5.03m x 3.94m)

A bright and welcoming front living room with a double glazed window to the front aspect, allowing natural light to fill the space. Soft, modern decor and a feature fireplace create a warm focal point, while the room flows naturally toward the inner hallway and further reception areas.

Kitchen Area

16' 6" max x 10' 7" max (5.03m max x 3.23m max)

A contemporary kitchen finished with sleek cabinetry, integrated appliances and a clean, modern aesthetic. A double glazed window to the rear aspect provides garden views, while the space opens directly into the extended dining area, creating a seamless social hub.

Dining Area

16' 1" max x 7' 7" max (4.90m max x 2.31m max)

A stylish dining space forming part of the rear extension, complete with skylights and wide sliding doors that open onto the decked terrace. The double glazed doors to the rear aspect allow the room to feel bright and connected to the garden, making it ideal for entertaining.

Workshop

13' 4" x 13' (4.06m x 3.96m)

A highly versatile room with a double glazed window to the front aspect, suitable for hobbies, storage or conversion potential (subject to permissions).

Store

13' x 4' (3.96m x 1.22m)

A useful additional storage area accessed from the workshop, ideal for

tools, bikes or household items.

First Floor

Bedroom One

12' 1" x 11' 3" (3.68m x 3.43m)

A generous double bedroom with a double glazed window to the front aspect. The room offers excellent space for wardrobes and furniture, with soft décor creating a calm and comfortable feel.

Bedroom Two

9' 10" x 8' 10" (3.00m x 2.69m)

A well-proportioned bedroom with a double glazed window to the rear aspect, overlooking the garden. Perfect as a child's room, nursery or guest bedroom, with a layout that lends itself easily to a variety of family needs.

Bedroom Three

12' 9" x 9' 5" (3.89m x 2.87m)

A bright and spacious bedroom with a double glazed window to the front aspect. Ideal as a child's room, or guest room.

Bedroom Four

9' 9" x 7' (2.97m x 2.13m)

A versatile fourth bedroom with a double glazed window to the front aspect. Well-suited as a child's room, study or hobby space, offering valuable flexibility.

Shower Room

A modern shower room fitted with a corner enclosure, wash basin and WC. A double glazed window to the rear aspect provides natural light and ventilation.

Bathroom

A contemporary bathroom featuring a paneled bath with shower over, vanity unit and WC.

Rear Garden

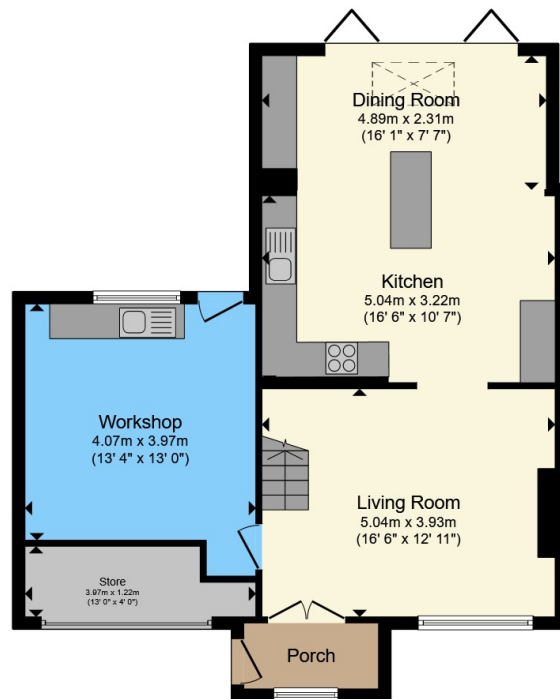
A beautifully arranged rear garden combining decking, patio and lawned areas, offering plenty of space for outdoor dining, relaxation and play. Enclosed by fencing and greenery, the garden feels private and well-maintained, with direct access from the kitchen/diner

creating an effortless indoor-outdoor flow.

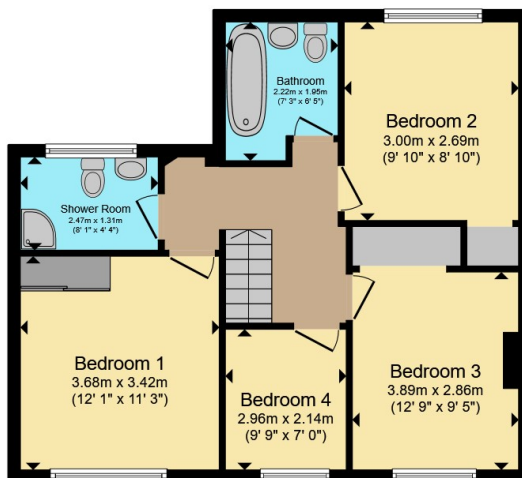
Workshop And Store

A practical workshop and store extension sits alongside the property, offering excellent additional space. The 13'4" x 13'0" (MAX) workshop includes fitted units, a sink, and both a double glazed window and double glazed door opening directly to the side garden, making it ideal for hobbies, DIY or utility use. Adjoining this is a 13'0" x 4'0" store, providing straightforward, secure storage for tools and household items.





Ground Floor



First Floor

Total floor area 131.0 m² (1,410 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

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To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: C Council Tax
Band: D

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Tenure: Freehold



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