



1, Dunster Gardens, Willsbridge, Bristol,
South Gloucestershire, BS30 6UR

£379,950

Offered For Sale with NO ONWARD CHAIN. Occupying a sought after location is this spacious three bedroom link detached home. The property benefits from Upvc double glazing and gas central heating to briefly include a spacious entrance hall with cloakroom, a generous lounge/diner and a kitchen to the ground floor. Upstairs you will find two good size double bedrooms, a comfortable single and a bathroom. Externally there is a good sized, enclosed rear garden which is mainly laid to lawn and patio, to the front of the property you will find a block paved driveway which leads to a single garage. Well placed for Cherry Garden Primary School (Ofsted rating good), Bristol and Bath City Centres and Keynsham Railway Station and a short distance from the cycle track, early viewing is advised.

Entrance

The entrance to the property is through a Upvc door with glazed panel to the entrance hallway.

Entrance Hallway

Staircase to the first floor, laminate wood flooring, telephone point, door to the cloakroom, half glazed door to the lounge/diner.

Cloakroom

5' 9" x 2' 6" (1.75m x 0.77m)

Upvc double glazed obscure window to the side, half tiled walls, low level WC, pedestal wash hand basin, double radiator.

Lounge/Diner

24' 5" x 14' 1" narrowing to 9' 5" 2.87m (7.45m x 4.28m)

Upvc double glazed window to the front, Upvc double glazed French doors to the rear, wall lights, feature fireplace, coving, TV point, two double radiators, serving hatch to the kitchen.

Kitchen

9' 8" x 7' 9" (2.95m x 2.37m)

Upvc double glazed window and door to the rear, range of wall and base units with square edge work surfaces, gas hob with filter hood over, double oven, space for a fridge, space for a freezer, space for washing machine, space for a dishwasher, stainless steel sink unit with mixer tap, down lighting, fully tiled walls, tiled floor.

First Floor Landing

Upvc double glazed window to the side, door to airing cupboard with radiator, doors into bedrooms and bathroom, loft hatch.

Bedroom One

11' 8" x 10' 2" to wardrobes (3.55m x 3.09m)
Two Upvc double glazed windows to the front, fitted wardrobes, double radiator, wall light.

Bedroom Two

10' 8" x 9' 11" (3.26m x 3.02m)
Upvc double glazed window to the rear, double radiator.





Bedroom Three

9' 6" x 7' 5" max (2.89m x 2.25m)

Upvc double glazed window to the front, telephone point and double radiator.

Bathroom

7' 6" x 6' 2" (2.29m x 1.88m)

Upvc obscure double glazed window to the rear, fully tiled walls, low level WC, vanity wash hand basin, panel bath with electric shower, heated towel rail.

Garage

18' 4" x 8' 2" (5.58m x 2.48m)

Up and over door to the front, power and light supply, wall mounted gas boiler, courtesy door to the rear.

Rear Garden

The rear garden is of a generous size, mainly laid to lawn and patio with a garden shed and mature shrubs.

Front Garden

There is a blocked paved driveway to the front of the property which provides off street parking and leads to the single garage.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

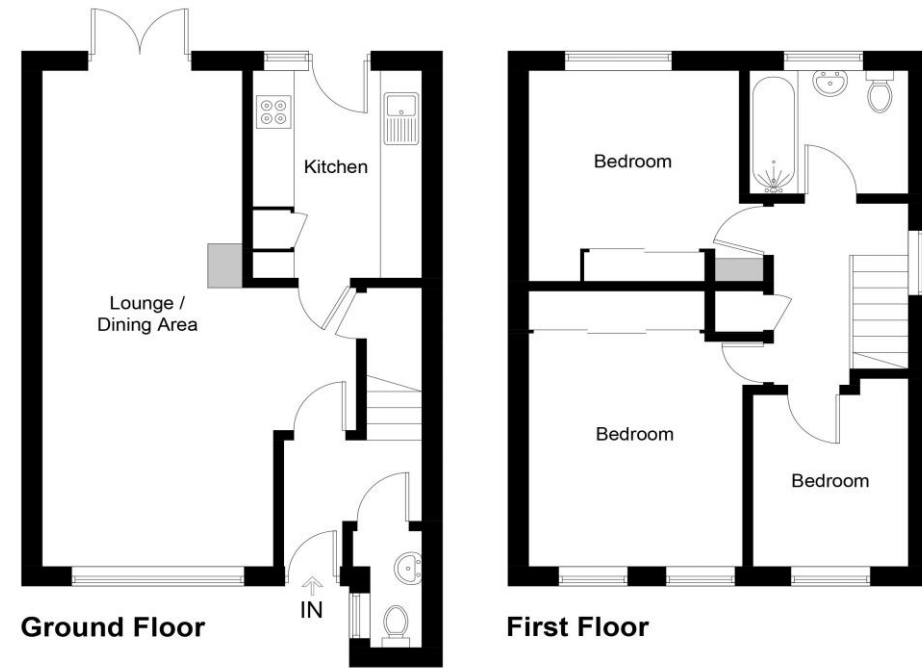
Band D



Floorplan and Epc
to be inserted when available.

1 Dunster Gardens

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft



For illustrative purposes only. Not to scale. ID1175308
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are
approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.