



42, Kelston Grove, Hanham, Bristol, South
Gloucestershire, BS15 9NL

£479,950

Anne James is delighted to offer to the market this impressive and much improved 1950's semi detached home. This home combines timeless charm with modern upgrades, offering a warm and inviting atmosphere. From the original features to the thoughtfully designed living spaces and sun-soaked garden, every detail has been considered. The property boasts light and airy accommodation, to briefly include an entrance porch, a generous hallway with parquet flooring and original stained and leaded front door and side panels, a spacious lounge with a characterful bay window, feature fireplace with wood burner and parquet flooring, a downstairs shower room with WC and a stunning open concept kitchen/diner/family room, great for entertaining. This leads onto a raised patio area which overlooks an enclosed generous south facing garden. To the first floor you will find three great size bedrooms, two of which are doubles with ample storage with built in wardrobes and bedroom three which measures 8'7" x 7'6" making it a good size third bedroom. The bathroom boasts a modern white suite with a freestanding bath. Further benefits include stunning far-reaching views, Upvc double glazing, gas central heating, a kitchen with integrated fridge/freezer, washing machine and dishwasher and off-street parking for three cars. The property is well placed for all local amenities, shops, schools, the ring road and Bristol and Bath City Centres. Only by stepping inside this exceptional home will you appreciate all that is on offer.

Entrance

The entrance to the property is through Upvc double glazed French doors to the entrance porch.

Entrance porch

Original door, side panels and transoms with stained and leaded glass features, parquet flooring, cupboard housing utility meters, staircase to the first floor, under stair storage cupboard, antique style radiator Oak glazed doors to the lounge and open concept kitchen/dining and family room.

Lounge

13' 11" x 11' 11" (4.24m x 3.62m)

Upvc double glazed bay window to the front, feature fireplace with log burner, parquet flooring, radiator, TV point.

Shower room

8' 6" x 2' 10" (2.59m x 0.87m)

Upvc double glazed obscure window to the side, tiled shower cubicle with overhead shower and glass doors, low level WC, vanity unit with inset wash hand basin, tiled walls, extractor fan, radiator.

Open concept Kitchen/Dining/Family Room

20' 11" x 16' 5" (6.38m x 5.00m)

Bi-folds door to the rear patio and garden, two Velux windows, feature fireplace with log burner, modern

range of 'Shaker' style wall and base units with integrated double oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, island with inset 1.5 bowl ceramic sink with mixer tap, antique style radiator, inset spot lights, space for a table and chairs, sofa and chairs.

First Floor Landing

Upvc double glazed obscure window to the side, Oak doors into all bedrooms and the family bathroom, access to an insulated, part boarded loft space with ladder and light.

Bedroom One

14' 5" x 8' 9" to wardrobes (4.39m x 2.67m)

Upvc double glazed bay window to the front, fitted wardrobe with sliding doors, antique style radiator, TV point, inset spotlights.

Bedroom Two

12' 3" x 8' 9" to wardrobes (3.73m x 2.66m)

Upvc double glazed window to the rear with far reaching views, fitted wardrobes with sliding mirror doors, laminate flooring.

Bedroom Three

8' 7" x 7' 6" (2.61m x 2.28m)

Upvc double glazed to the front, laminate flooring, radiator.





Bathroom

7' 1" x 5' 9" (2.16m x 1.74m)

Upvc double glazed obscure window to the rear, ceramic tiled walls and floor, low level WC, corner wash hand basin, freestanding bath with mixer tap, shaver point, antique style radiator, inset spotlights.

Front of property

The front of the property provides off street parking for three cars, the are double gate leading to the side of the property with a garden shed this leads to the rear garden.

Rear garden

The rear garden is of a generous size, south facing and enclosed. It is mainly laid to lawn with mature shrub and hedge borders. There is a raised patio directly from the open concept kitchen/dining/family room, perfect for entertaining,

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band D



FLOORPLAN AND EPC TO BE ADDED WHEN
AVAILABLE

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.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol