



28, Bibstone, Kingswood, Bristol, South
Gloucestershire, BS15 4JJ

£319,950

Nestled in a prime location just a short distance from the High Street of Kingswood and a stones throw from Kings Oak Academy, this delightful and spacious family home offers light-filled, open-concept living with easy access to local amenities. Step inside to a welcoming entrance hallway featuring a convenient cloakroom and staircase to the first floor. The heart of the home is a modern kitchen/dining area, thoughtfully designed with a range of base and wall units, a central island, and seamless flow into the dining space. An open archway leads into a bright and airy lounge perfect for relaxing or entertaining. Upstairs, you will find three generously sized bedrooms and a stylish, refitted bathroom suite. Outside, the rear garden provides a private retreat, mainly laid to lawn with a patio, raised decking, and two handy outhouses ideal for storage. The front garden includes a pathway leading to the entrance, adding to the homes welcoming appeal. Ideal for first-time buyers or growing families, this well-presented property is sure to attract early interest. Viewing is highly recommended.

Entrance

The entrance to the property is through a Upvc obscure double-glazed door to the entrance hallway.

Entrance Hallway

Staircase to the first floor, radiator, laminate flooring, door to storage cupboard, doors into the lounge, kitchen and cloakroom.

Cloakroom

Upvc double glazed obscure window to the side, refitted suite comprising of a low-level WC with concealed cistern, vanity wash hand basin, tiled splashbacks and tiled flooring.

Lounge

13' 11" x 11' 2" (4.23m x 3.40m)
Upvc double glazed window to the front, laminate flooring, TV point, storage unit, radiator, opening into the dining room.

Kitchen/Dining area

17' 5" x 11' 5" max points (5.31m x 3.48m)
Upvc double glazed windows to the rear and side, Upvc double glazed door to the rear,

comprehensive range of wall and base units with square edge worktops, island with ceramic hob and integrated oven, space for a fridge/freezer (included in sale), space for a washing machine, stainless steel 1.5 bowl sink unit with mixer tap, concealed wall mounted gas boiler.

First Floor Landing

Upvc double glazed window to the side, access to loft space with ladder, doors into all bedrooms and bathroom.

Bedroom One

12' 11" x 9' 8" (3.94m x 2.94m)
Upvc double glazed window to the front, radiator.

Bedroom Two

11' 5" x 9' 11" (3.48m x 3.02m)
Upvc double glazed window to the rear, storage cupboard, radiator.

Bedroom Three

9' 8" x 7' 10" (2.94m x 2.38m)
Upvc double glazed window to the front, radiator.





Bathroom

Upvc double glazed window to the rear, refitted suite comprising of a panel bath, low level WC with concealed cistern, vanity wash hand basin with mixer tap, heated towel rail.

Front Garden

There is a pathway leading tom the front door, lawn, shingle area currently used for parking and side gated access to the rear garden

Rear Garden

The gated rear garden is of a generous size and mainly laid to lawn with a patio area and raised decked area, there are two useful outhouses ideal for storage.



Tenure

Freehold

Local Authority

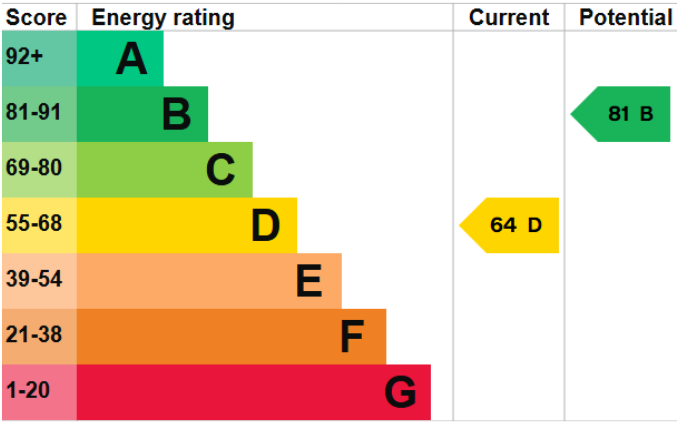
South Gloucestershire

Council Tax Band

Band B



[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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.

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