



Kite Hay Close, Bristol, BS16 1UW

£525,000

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Hunters are delighted to offer for sale this stunning 4 bedroom detached property set on an exclusive road having good access to Snuff Mills offering river walks, Fishponds high street with an array of shops and Bristol centre. Internally this lovely home has been the subject to much refurbishment throughout and would suit a wide range of buyers. To the ground floor there is a generous lounge, a dining room area with french doors opening on to the rear garden, a stylish bespoke fitted kitchen with built in larder cupboard, a separate utility room and downstairs cloakroom. To the first floor there are 4 bedrooms with the master having an en-suite shower room along with a separate family bathroom. Further benefits include a new Worcester combi boiler, Upvc dg windows throughout, a south facing enclosed rear garden, solar panels, off street parking and a single garage. Homes of this quality are rarely available and we would highly recommend an internal viewng to fully appreciate all that is on offer.



ENTRANCE

UPVC paneled door with opaque UPVC double glazed window to side leading to lobby.

LOBBY

Radiator, stairs to first floor, wood grain effect laminate flooring.

LOUNGE 16'2" x 12'10"

Into bay with cross beaded UPVC double glazed window to front, radiator, ceiling coving.

DINING ROOM 9'8" x 8'8"

Cross beaded UPVC double glazed French doors to rear opening onto rear garden, wood grain effect laminate floor, ceiling coving, radiator, space and area for table and chairs.

KITCHEN 9'4" x 10'5" into bay

UPVC double glazed cross beaded windows to rear having pleasant outlook and views onto rear garden. Stylish bespoke range of fitted base and wall units with beech block effect wood working surfaces and tiled splash back incorporating an electric fitted hob with extractor over, separate oven and grill, one and quarter bowl sink, built in larder/storage cupboard.

UTILITY ROOM 6'2" x 5'6"

Cross beaded UPVC double glazed French door to rear opening onto garden, beech block effect wood working surfaces with plumbing for automatic washing machine, radiator, wood grain effect laminate floor, wall mounted Worcester gas combination boiler serving central heating and hot water.

CLOAK ROOM

Opaque UPVC double glazed window to side comprising of pedestal wash hand basin with tiled splash back and low level WC.

FIRST FLOOR LANDING

Access to loft space, built in storage cupboard.

BEDROOM 1 14'9" x 9'10"

Into fitted wardrobes, cross beaded UPVC double glazed window to front, radiator, stylish fitted wardrobes with a wide range of hanging, drawer storage and shelving.

ENSUITE SHOWER ROOM

Double glazed window to side, contemporary fitted with low level WC, pedestal wash hand basin with tiled splash back, cubical with overhead electric Mira shower.

BEDROOM 2 9'5" x 9'2"

Cross beaded UPVC double glazed window to rear, double fitted wardrobe, radiator.

BEDROOM 3 9'0" x 7'2"

Cross beaded UPVC double glazed window to front, radiator.

BEDROOM 4 9'1" x 7'11"

Cross beaded UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, modern white suite comprising of paneled bath with overhead shower off main system, pedestal wash hand basin, low level WC, tiled throughout.

EXTERIOR TO THE REAR

South facing landscaped enclosed garden with fence and conifer borders having paved patio area adjoining the property the remainder is laid to artificial turf with area laid to chippings and further paved section with mature planting and side borders for planting. There is also side pedestrian access via gate leading to front. The property also benefits from having solar panels installed with a guarantee.

TO THE FRONT

Area laid to chippings and block paving with off street parking in front of the garage.

GARAGE 15'10" x 7'10"

Power and light.

AML

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Tenure: Freehold
Council Tax Band: D

- Superb 4 bedroom detached property
- Refurbished throughout/Solar Panels
- Spacious lounge
- Dining room with french doors onto rear garden
- Stylish bespoke fitted kitchen
- Separate utility room and downstairs cloakroom
- Ensuite shower room to master bedroom
- 1st floor family bathroom
- Enclosed south facing garden with side access
- Single garage and off street parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.