



Connells

Kings Drive
Hanham Bristol



Property Description

A beautifully presented semi detached house in a lovely cu de sac location. This property offers a spacious entrance hall, generous lounge/dining room and a modern style kitchen with integrated appliances. To the first floor there are three good size bedrooms all with fitted wardrobes and a modern style bathroom. To the front is a good size mature well kept garden with gate giving access to the rear garden. The rear garden is a generous size and beautifully presented with access to the garage. viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Double glazed composite door to the front, stairs to the first floor, radiator with cover, understairs storage cupboard.

Lounge/ Dining Room

26' 5" into bay x 12' 2" max (8.05m into bay x 3.71m max)

Double glazed bay window to the front, double glazed patio doors to the rear garden, electric fire suite, 2 x radiators,

Kitchen/ Breakfast Room

Double glazed window to the rear, a range of fitted modern style wall and base units work tops, tiled splashbacks, built in eye level double oven, induction hob with cooker hood over, integrated washing machine, integrated dishwasher, breakfast bar, composite one and a half bowl sink unit, contemporary style radiator, down lighter, understairs storage cupboard., double glazed door to the side porch.

Side Porch

Double glazed with double glazed door to the side, space for tumble dryer.

First Floor Landing

Double glazed window to the side, loft access (insulated, no boarding)

Bedroom One

14' 6" into bay x 9' 3" from front of wardrobes (4.42m into bay x 2.82m from front of wardrobes)

Double glazed window to the front, a range of fitted wardrobes with overhead storage cupboards, radiator.

Bedroom Two

12' 2" x 9' from front of wardrobes (3.71m x 2.74m from front of wardrobes)

Double glazed window to the rear, a range of fitted wardrobes with overhead storage cupboards, radiator.

Bedroom Three

9' 3" x 7' 1" max (2.82m x 2.16m max)

Double glazed window to the front, fitted double wardrobe, radiator.

Bathroom

Double glazed frosted window to the rear, a three piece modern style bathroom suite comprising panel bath with mains shower over, wash hand basin, low level WC. tiled walls, tiled floor, heated towel rail and down lighters and underfloor heating.

Front Garden

A generous sized front garden enclosed by a low level boundary wall, lawn, borders hosting plants and shrubs, path to the front door and side access.

Rear Garden

Enclosed garden mainly laid to lawn, borders hosting a variety of plants and shrubs, paved patio, security light,

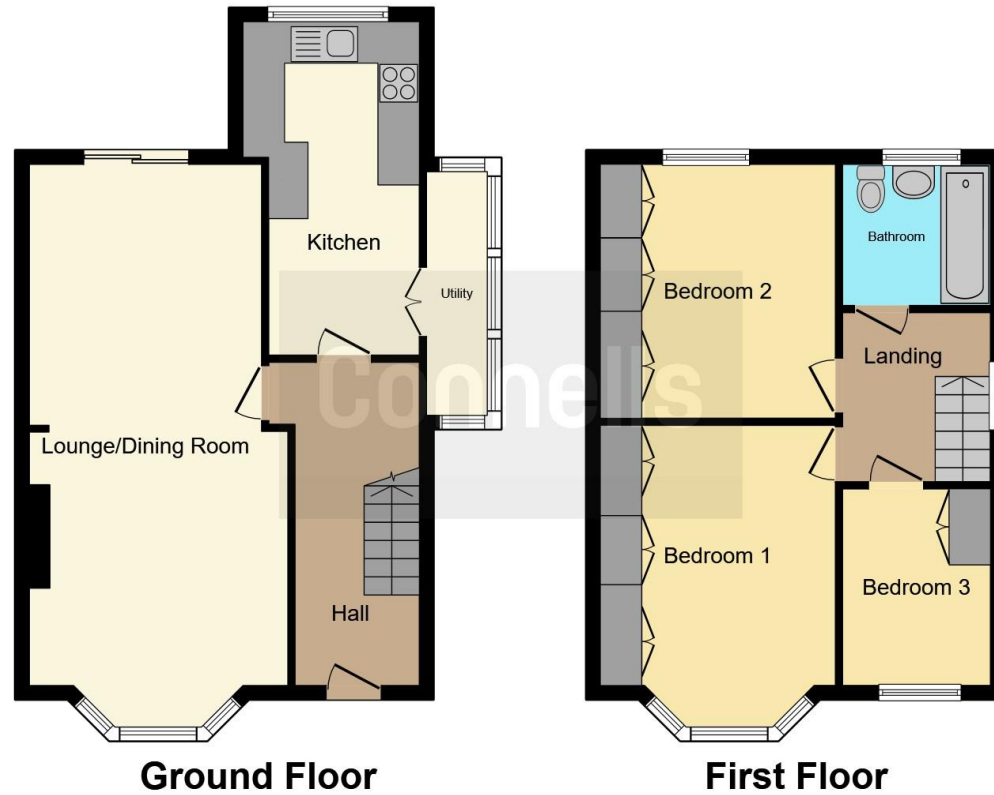
water tap, pedestrian rear access and courtesy door to the garage.

Garage

19' 4" x 11' (5.89m x 3.35m)

Window to rear and side, please note garage door is currently boarded.





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.focalagent.com

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T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

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Tenure: Freehold



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