

## Lees Hill Kingswood Bristol BS15 4TL • £325,000



4 BEDROOMS • 2 BATHROOMS • 1 RECEPTIONS • TENURE: Freehold

**NEW BUILD HOME**  
**4 DOUBLE BEDROOMS**  
**EXTREMELY SPACIOUS ROOMS**  
**\*\*HELP TO BUY AVAILABLE\*\***  
**GARAGE TO REAR**  
**2 x OFF STREET PARKING**  
**AWARD WINNING DEVELOPER**  
**LARGE GARDEN**  
**ENSUITE TO LARGE MASTER BEDROOM**  
**NO CHAIN**

The largest of the 4 DOUBLE bedroomed homes at this new development is this 3 storey house with 2 PARKING SPACES AND A GARAGE and large landscaped corner plot garden. Boasting spacious, contemporary living spaces with a perfect balance of luxury, practicality and energy efficiency these homes benefit with the HELP TO BUY SCHEME AVAILABLE - [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk) offering a great chance for first time buyers to get a quality home. Built by these award winning builders these 3 storey houses comprise of open plan living to the ground floor, 3 double bedrooms and a family bathroom to the middle floor with stairs to an exceptional MASTER bedroom with ensuite facilities above. With great access to the link road and motorways these really are well worth a look! Call us now on 0117 9070020 or email us at [sales@houseandco.co.uk](mailto:sales@houseandco.co.uk) to book to view! UNDER SECTION 21 OF THE ESTATE AGENTS ACT 1979 WE DECLARE THAT THE SELLER OF THIS PROPERTY IS A RELATION OF AN EMPLOYEE OF A LOCAL ESTATE AGENT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Room sizes

### GROUND FLOOR

WC

Lounge Area

17' 1" x 12' 1" (5.20m x 3.68m)

Dining Area

Kitchen Area

### FIRST FLOOR

Bathroom

Bedroom Two

10' 2" x 14' 3" (3.10m x 4.34m)

Bedroom Three

12' 8" x 8' 6" (3.86m x 2.59m)

Bedroom Four

16' 1" x 8' 6" (4.90m x 2.59m)

### SECOND FLOOR

Bedroom One

0' 0" x 0' 0" (0.00m x 0.00m)

Ensuite



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These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

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## Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.