



Kingfisher Drive, offers in the region of £308,500

- Four spacious bedrooms
- Sought-after location
- Good commuting links
- Garage and driveway
- Council Tax Band: C
- EPC Rating: B



 4  1  1



About the property

Enjoy approx. 1,092 sq ft (101.54 m²) of spacious living - offering more floor space than some of the detached 4 beds on the estate. Beautifully modernised throughout, the home offers a stylish and comfortable living environment, ideal for first time buyers or families. The current layout features living spaces on the ground floor, but with accommodation spread across three levels, the property is highly versatile and can be easily adapted to suit a variety of needs and lifestyles.

The property boasts four generously proportioned bedrooms and two well-appointed bathrooms, ensuring ample space for all members of the family. The home hosts a single reception room, a place of relaxation and entertainment for residents and guests alike. One of the notable features of this property is its desirable location. It is situated in a sought-after locale, close to schools, making it an ideal choice for families with school-going children. The area also boasts good commuting links, providing easy access to Bristol and Gloucester.

Outside, the property holds more surprises. It benefits from off-street parking, a single garage, and a delightful garden, offering ample space for outdoor activities and al fresco dining. In summary, this property combines location, convenience, and style in a way few others can. Its unique blend of features makes it a must-see property.





Accommodation

Entrance Hall

A light and airy entrance hall with access to downstairs W.C, kitchen/diner, and door through to Living Room.

Kitchen/Diner

15' 2" x 9' 9" (4.62m x 2.97m)

A modern kitchen with a range of wall, base, and drawer units with plenty of worktop surfaces, integrated four-ring gas hob & electric oven with overhead extractor fan, space & plumbing for washing machine and dishwasher, window to front aspect,

Living Room

16' 5" x 10' 5" (5.00m x 3.17m)

A spacious yet cozy living room featuring an electric fire, patio doors leading to rear garden.

Bedroom 1

20' 7" x 13' 9" (6.27m x 4.19m)

The spacious master bedroom has an abundance of natural light from the front aspect window along with the skylight. The en-suite and loft hatch add convenience for family life.

Bedroom 2

12' 1" x 9' 8" (3.68m x 2.95m)

Window to rear aspect, ceiling light, radiator, and power points.

Bedroom 3

13' 6" x 9' 8" (4.11m x 2.95m)

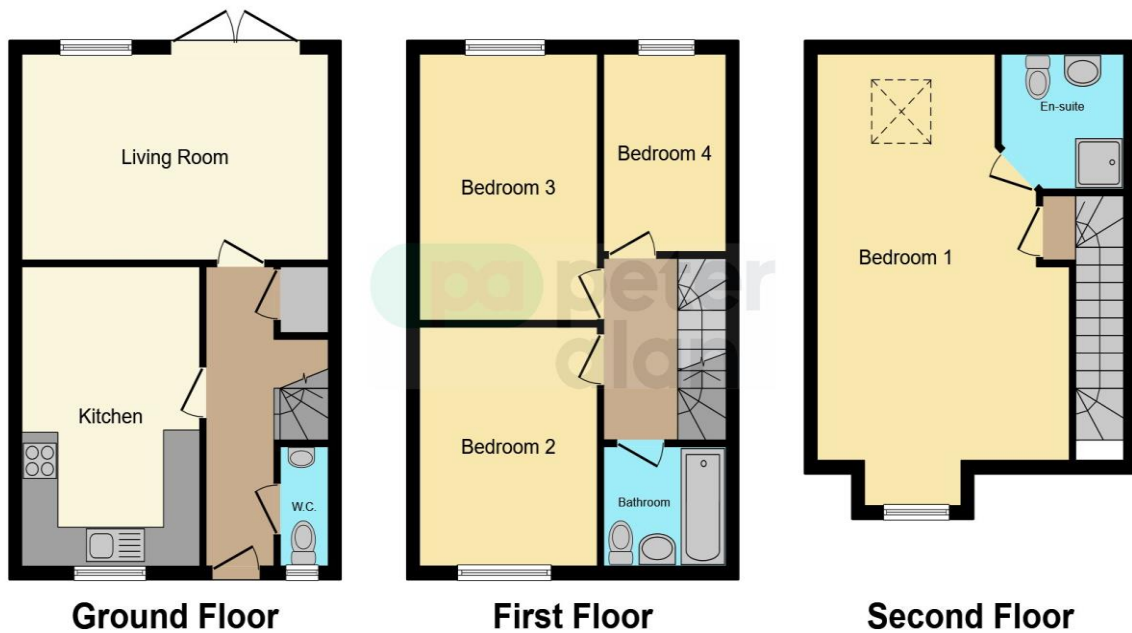
Window to front aspect, ceiling light, radiator, and power points.

Bedroom 4

10' 4" x 6' 8" (3.15m x 2.03m)

Window to rear aspect, ceiling light, radiator, and power points.

Floorplan



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