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24 Bellevue Close, Kingswood, Bristol, BS15 9UY



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## Offers In Excess Of £325,000

**\*\*LOOK AT THE POSITION OF THIS UNIQUE COOL HOME!!\*\*** Nestled at the top of a very quiet cul de sac with allotments and a primary school nearby alongside immediate Bristol Bath Ring Road access. The home is beautifully presented and its layout is so versatile. Flooded with lots of natural light from the South Facing garden through the patio doors going off the large lounge. Three bedrooms with storage built in, stunning shower room and separate wc. All complimented by a modern kitchen going off the vast entrance area with dining room, There is storage space in the garage, side gated access to the garden and a driveway to front. Please come along and have a look - you won't be disappointed.

- Wow! Look at the Immaculate Finish!
- Showhome Condition
- Neutral Colours & Lots of Natural Light
- Three Floors of Versatile Space (84sqm)
- Parking & Garage
- Lovely Garden with Side Gate
- Quiet Top Position in a Cul De Sac
- School, Ring Road Access & Allotments Nearby
- Three Bedrooms & Stunning Shower Room
- Large Lounge & Separate Dining Room

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Floor plan of the first floor:

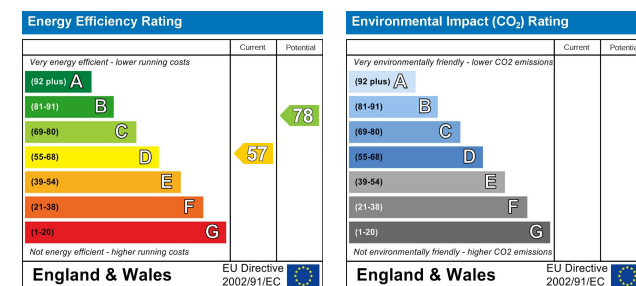
- DINING ROOM**: A large yellow rectangular area on the left.
- INTEGRAL GARAGE**: An orange rectangular area below the Dining Room.
- ENTRANCE HALL**: A brown L-shaped area on the right, containing a staircase labeled **UP** with an upward arrow.
- KITCHEN**: A yellow rectangular area at the bottom right, containing a sink labeled **sink** and a stove labeled **stove** with four burners.
- toilet**: A small white rectangular area at the bottom right, adjacent to the kitchen.

The first floor plan features a large yellow lounge area on the right, a yellow bedroom labeled 'BEDROOM 3' on the bottom left, and a grey storage area labeled 'STORAGE' on the top left. A central staircase labeled 'STAIRS' with an upward arrow indicates access to the upper floor.

The floor plan shows a central landing area with a staircase labeled 'DOWN' leading to the ground floor. The apartment includes a shower room, a kitchen with a sink and cupboards, a storage area, a living area with a fireplace, two bedrooms (Bedroom 1 and Bedroom 2), and a bathroom (WC). A wardrobe is located between the two bedrooms.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**FRONT DOOR**  
Storm porch with composite white door opening into...

**ENTRANCE HALL**  
13'3" x 10'8"  
Grand central hall providing ample space for furniture (could be a dining area), stairs to first floor and doorways to...

**KITCHEN**  
8'2" x 7'7"  
Wall and base white gloss units with work surface over, sink with mixer tap over, panel splash backs, fitted oven and hob with extractor fan over, stainless steel splash back, integrated dishwasher, space for fridge freezer, washing machine and tumble dryer, double glazed window to front

**DINING ROOM**  
9'10" x 7'8"  
Versatile room that could be utility or home office, raised double glazed window to side, radiator

**STAIRS**  
Leading to first floor with doors to

**LOUNGE**  
16'10" x 14' max  
Double glazed large patio doors looking onto garden, high ceiling, lots of light, radiator, stairs to second floor and door to...

**BEDROOM THREE**  
10'10" x 7'1"  
Double glazed window to rear overlooking garden, fitted storage, radiator

**STAIRS**  
Leaading to second floor landing with built in storage cupboards and doors to..

**BEDROOM ONE**  
10'11" x 11'10" max  
Double glazed window to front, radiator

**BEDROOM TWO**  
11' x 7'7"  
Double glazed window to front, loft hatch

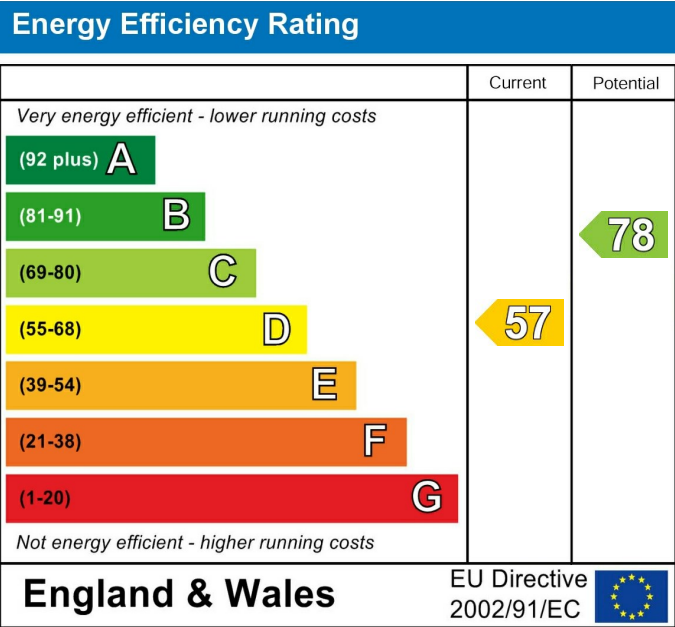
**SHOWER ROOM**  
5'6" x 4'10"  
Newly fitted shower room fully tiled, walk in shower, wash hand basin, shaver point, towel radiator

**WC**  
4'9" x 4'4"  
Floating wc, wash hand basin set within tiled area with wood work surface

**GARDEN**  
Landscaped South facing generous garden with side gate access, decking, steps around circular lawn leading to flower beds

**PARKING**  
Driveway providing off street parking, visitors space beside the house, steps, lawn and trees to side leading to rear garden

**GARAGE**  
Double doors that open into storage space



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. 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.



















