



Connells

Whitecroft Way
Bristol



Property Description

A lovely family home situated in the popular area of Kingswood. Situated within close proximity of Courtney primary School and a few others. There are a number of high streets accessible from the area, including Lodge Causeway, Kingswood High Street, and Church Road. Like much of East Bristol, this area benefits from being accessible, not only for Bristol City Centre but also for access into Bath and for the M4 making it very popular for people commuting. This property is also within easy reach of the increasingly popular area of Hanham and all of the local amenities that it has to offer.

Entrance

UPVC double glazed obscured glass front door with a UPVC double glazed obscured glass window on the side, leading into the entrance hallway.

Hallway

Hallway has laminate flooring, central heating radiator and stairs rising to the first floor landing.

Downstairs Wc

Low level WC, extractor fan and vanity wash hand basin with a mixer tap

Lounge

14' 8" x 10' 8" (4.47m x 3.25m)

Laminate flooring, coved ceiling, UPVC double glazed window to the front aspect, central heating radiator, telephone point and TV point.

Kitchen / Diner

16' 11" x 9' 9" (5.16m x 2.97m)

Two UPVC double glazed windows to the rear aspect, laminate flooring, door leading out to the rear porchway, wall mounted boiler, centre island which has a two sinks and a mixer tap with cupboards and a built-in shelving, additional wall and base units with rolled-edge work tops over comprising cupboards and built-in drawers, display wall units, space for fridge/freezer, space for a tumble dryer, integrated washing machine, integrated oven and grill with five ring gas hob with an extractor hood above, built-in plate rack.

Rear Porch

tiled flooring, UPVC double glazed window to the rear, tiled around and a UPVC double glazed door leading out to the rear garden.

First Floor Landing

Hatch given access to loft storage space.

Bathroom

Chrome heated towel radiator, low level WC, vanity wash hand basin, bath with mixer tap with a connected shower head plus an electric shower over and twin grip handle and shower screen, UPVC double glazed obscured glass window.

Bedroom One

12' 9" x 10' (3.89m x 3.05m)

UPVC double glazed window to the front aspect, laminate flooring, built-in wardrobe with hanging rails and built-in shelving.

Bedroom Two

9' 11" x 9' 9" (3.02m x 2.97m)

Coved ceiling, UPVC double glazed window to the rear aspect, central heating radiator, laminate flooring, built-in wardrobes with hanging rails and shelving.

Bedroom Three

9' 3" x 6' 8" (2.82m x 2.03m)

UPVC double glazed window, central heating radiator, laminate flooring and a basic bed unit.

Outside

To The Front

Gated path leading to the front door, front garden is mainly laid to lawn, a path leading to the rear garden, boxes housing both electric and gas meter.

To The Rear

Rear garden is enclosed with walls and predominantly laid to lawn, gate given rear access to parking for two cars and access to detached garage.

Garage

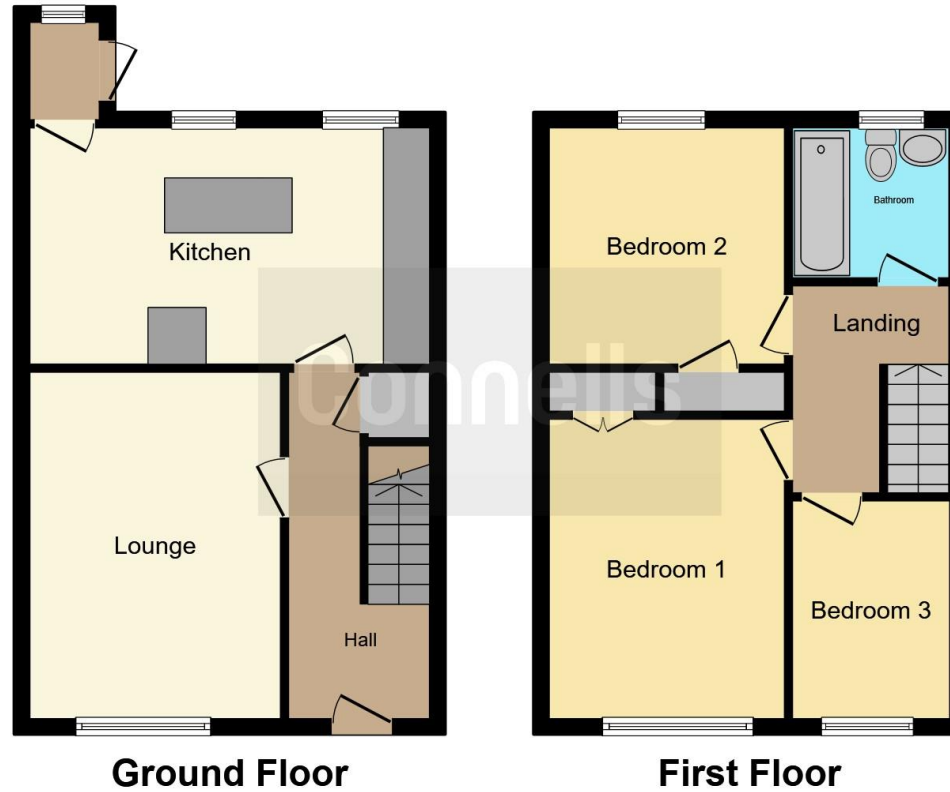
16' 3" x 8' 8" (4.95m x 2.64m)

Garage has up and over door, power and lighting.









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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EPC Rating: Awaiting

Tenure: Freehold

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Property Ref: KWD310324 - 0002