



Connells

Elton Road
Kingswood Bristol



Property Description

Situated on this popular road, having good access to the Bristol City Centre, bus routes, schools, local amenities and the ring road, This 1930s double bay fronted family home is beautifully presented throughout, an early internal viewing is essential to fully appreciate the accommodation on offer. With a through lounge/ diner opening through to an open plan kitchen/ breakfast room, utility room and conservatory as well as offering three good size bedrooms and a family bathroom. There is potential to put in a downstairs wc as the plumbing is already there.

Entrance

UPVC double glazed decorative front door leading into the entrance porch which has UPVC double glazed windows either side and to the front and is leading into the entrance hallway.

Hallway

Hallway has radiator, stairs rising up to the first floor with and under stairs cupboards, door to downstairs cupboard which has plumbing to be a downstairs cloakroom and doors off into principal rooms.

Lounge / Diner

24' 8" x 12' (7.52m x 3.66m)

UPVC double glazed bay window to the front aspect, radiator, built-in cupboard and shelving in to recess space, TV point, log burner with a wooden mantle, an archway through into the kitchen/diner.

Kitchen / Breakfast Room

17' 7" x 8' 10" (5.36m x 2.69m)

UPVC double glazed window to the rear aspect overlooking the rear garden, radiator, breakfast bar, range of base units and drawers with rolled-edge worktops over, integrated fridge/freezer, integrated dishwasher, integrated eyeline electric oven and grill and microwave, four ring gas hob with an extractor hood above, one and a half bowl sink unit and drainer with a mixer tap, laminate flooring throughout kitchen area and square arch through into the conservatory.

Conservatory

Conservatory is fully UPVC double glazed around and has UPVC double glazed french doors leading out into the rear decked area and has distant views of the city and radiator.

Utility Room

Space for a washing machine, base units, wall units, sink unit and drainer.

First Floor Landing

Hatch given access to loft space and doors off into principal rooms.

Bedroom One With Terrace

11' 5" x 10' 3" to front of wardrobe (3.48m x 3.12m to front of wardrobe)

Radiator, fitted wardrobes with sliding doors comprising of hanging rails and shelving and housing Central heating boiler, UPVC double glazed window and UPVC double glazed door leading out into the large balcony/roof garden with balustrade to the front and giving open views of the surrounding area.

Bedroom Two

13' 5" into bay x 10' 7" (4.09m into bay x 3.23m)

Radiator and UPVC double glazed windows to the front aspect.

Bedroom Three

7' 9" x 7' 9" (2.36m x 2.36m)

UPVC double glazed window to the front aspect and radiator.

Bathroom

Bathroom is fully tiled around with tiled flooring and has two UPVC double glazed obscured glass windows, vanity wash hand basin with a mixer tap, low level WC, corner shower cubical with a mains shower and tiled surrounds, extractor fan, bath with a mixer tap, chrome heated towel radiator.

Outside

To The Front

Driveway parking for two cars and outside light.

To The Rear

Decked area, outside tap, rest of the garden is laid to astroturf, enclosed with fencing, courtesy doors through to a double garage.

Double Garage

Double garage with an electric up and over door.









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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