





Property Description

A fantastic opportunity to acquire this brand-new, superbly finished one bedroom property with the added benefit of a second room that can easily be used as a bedroom or study, ideally suited for first-time buyers or investors. Situated in a sought-after location, the property boasts off-street parking and a small, easily maintained garden.

Upon entering, you are welcomed into a stylish open-plan kitchen-living-dining area, designed for modern living. The contemporary mushroom-gloss-slabbed kitchen is beautifully complemented by a white marble worktop with an inset one-and-a-half bowl sink and mixer tap. Further features include an integrated Lamona oven and gas hob, an integrated fridge, and a utility cupboard with plumbing for a washing machine.

The ground floor also benefits from a convenient downstairs WC with a vanity cupboard, a Worcester gas-fired boiler, and a control panel for solar panels, enhancing energy efficiency.

Upstairs, the property offers a well-proportioned master bedroom and a versatile second bedroom/study, ideal as a small guest room or home office. The shower room features a fully tiled shower enclosure with a power head shower, a vanity wash-hand basin, and laminate flooring.

Additional benefits include carpet throughout, central heating, Solar Panels, and a high-spec finish throughout.

This is a perfect opportunity to secure a modern home in a prime location. Call now to arrange a viewing and avoid disappointment.

Additional Location Benefits

Soundwell is conveniently placed for accessing shops and amenities on both Kingswood High Street and Staple Hill. There are a good selection of schools and nurseries in the area as well as parks, also The Soundwell leisure centre is a short walk away making this a perfect family home. There are also good commuter links including the 'Ring Road' and links to Bristol City Centre.

Specification Breakdown

General Features:

- o New Build: Brand-new property with no forward chain, set for completion Spring '25
- o High-Quality Finish: Completed to a high standard with modern features
- o Convenient Location: Offering easy access to local amenities
- o Central heating & Solar Panels

Interior:

- o 1/2 Bedrooms
- o Family bathroom
- o Kitchen Family Room with French doors to the pretty rear gardens and patio
- o Kitchen/diner with contemporary gloss slab units and integrated appliances

Kitchen & Appliances:

- o Mushroom gloss slab kitchen
- o Stainless one-and-a-half bowl sink with chrome mixer tap
- o Square-edged White marble effect worktop
- o Lamona Single oven
- o Lamona induction hob and extractor hood
- o Built-in Lamona fridge

Bathrooms:

- o Main shower Room with fully tiled shower cubicle, WC, and hand basin
- o Oak-finish LVT flooring in bathrooms

Flooring & Heating:

- o Wood-effect LVT flooring in kitchen/diner, bathrooms, and utility room
- o Carpet in lounge and all bedrooms

Exterior & Garden:

- o Driveway parking for two vehicles
- o Rear courtyard with grey patio slabs
- o Dark grey composite front door

Energy Efficiency & Sustainability:

- o Solar panels
- o Gas Boiler
- o Double Glazing

Measurements

Open plan kitchen/Diner/Lounge - 20.9 x 13.2

Max

WC

Bedroom 1 - 12.9 (extending to 18.0) x 11.2

Study/Bedroom 2 - 10.6 x 7.3

Family Bathroom

Please Note

Please note that the photos being advertised are of a 3 bedroom detached property within the same development. Photos of our 1 & 2 bedroom properties will follow.

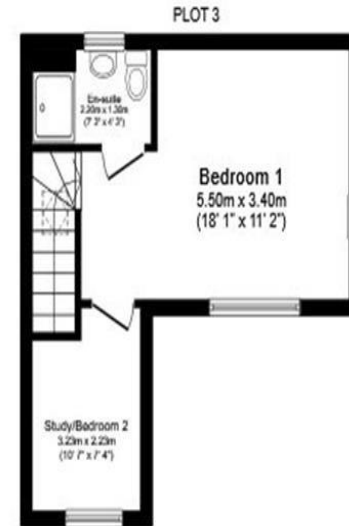








Ground Floor
Floor area 25.4 m²
(274 sq.ft.)



First Floor
Floor area 25.9 m²
(279 sq.ft.)

To view this property please contact Connells on

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1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating:
Exempt

view this property online connells.co.uk/Property/KWD310776

Tenure: Freehold



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