



**Connells**

Fogarty Park Road  
Kingswood Bristol



## Property Description

A beautifully presented four bedroom family home, ideally situated between both Kingswood and Hanham High Streets and all their amenities, including a large Lidl just around the corner.

The ground floor has a spacious entrance hall with understairs storage and WC, and walking through the kitchen brings you into the living and dining space. Double French doors lead you to the enclosed garden, which has been updated with artificial lawn. There is a gate from the garden taking you to an allocated numbered parking space. The first floor has two double bedrooms (each with double doors opening to Juliette balconies) and a modern family bathroom. The second floor has a spacious landing as well as a further two double bedrooms (one with en suite) as well as two large storage cupboards, one containing the gas combi-boiler.

There are good transport links with access to outstanding local schools and nearby nurseries, so would be a perfect family home.

## Entrance

Front door leading into the entrance hallway.

## Hallway

Hallway has central heating radiator, wall mounted circuit breaker, stairs rising to the first floor with under stairs storage area.

## Downstairs Cloakroom

Pedestal wash hand basin with a mixer tap and tiled splashbacks, central heating radiator, low level WC, wall-mounted bathroom cabinet and extractor fan,

## Open Plan Kitchen/diner/lounge

27' 9" max x 14' 10" max ( 8.46m max x 4.52m max )

### Kitchen Area

UPVC double glazed window to the front aspect, UPVC double glazed window to the rear aspect, UPVC double glazed french doors leading out. Extensive range of base units and drawers with worktops over and matching splashbacks, matching wall units, integrated dishwasher, integrated electric oven and grill with an inset four ring electric ceramic hob with an extractor hood above, stainless steel one and a half bowl sink unit and drainer with a mixer tap, space for an american style fridge/freezer, 2 radiators and TV point.

## Landing

Stairs rising to the second floor, radiator and doors off into principal rooms.

## Bedroom Two/lounge

14' 10" max x 10' 1" max ( 4.52m max x 3.07m max )

UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the juliet balcony and central heating radiator.

### Bedroom Three

14' 10" max x 9' 1" max ( 4.52m max x 2.77m max )

UPVC double glazed window, UPVC double glazed French doors to the Juliet balcony and radiator,

### Bathroom

Chrome heated towel radiator, low level WC, pedestal wash hand basin with a mixer tap, electric shaving point, bath with twin grip handles with a mixer tap with a connected shower attachment and shower screen. Bathroom is partly tiled around.

### Second Floor Landing

Spacious landing with airing cupboard housing the boiler and doors off into bedrooms.

### Bedroom One

14' 6" max x 10' 4" max ( 4.42m max x 3.15m max )

UPVC double glazed window to the rear aspect, TV point, radiator , walk-in cupboard with hanging rail and loft access, door through into the ensuite.

### Ensuite

Chrome heated towel radiator, obscured glass window, low level WC, pedestal wash hand basin with a mixer tap and tiled splashbacks, double shower cubical with a main shower, extractor fan and electric shaving point.

### Bedroom Four

14' 10" max x 9' 1" ( 4.52m max x 2.77m )  
UPVC double glazed window and radiator,

### Outside

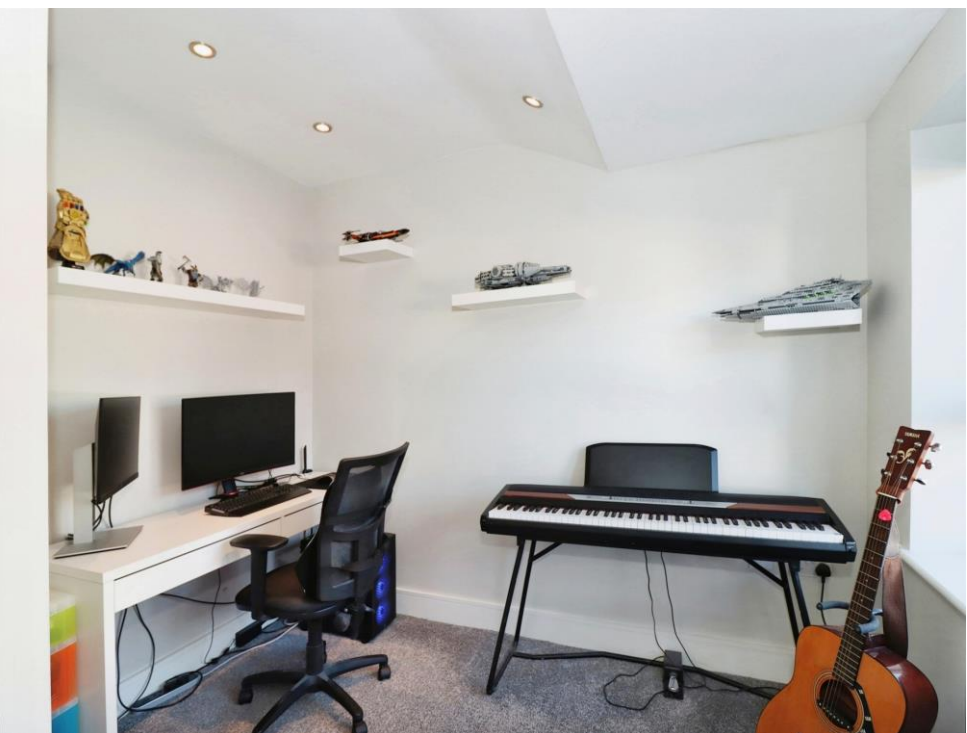
To The Front

Stone Porch, Bin Store, a box housing the gas meter and a box housing the electric meter.

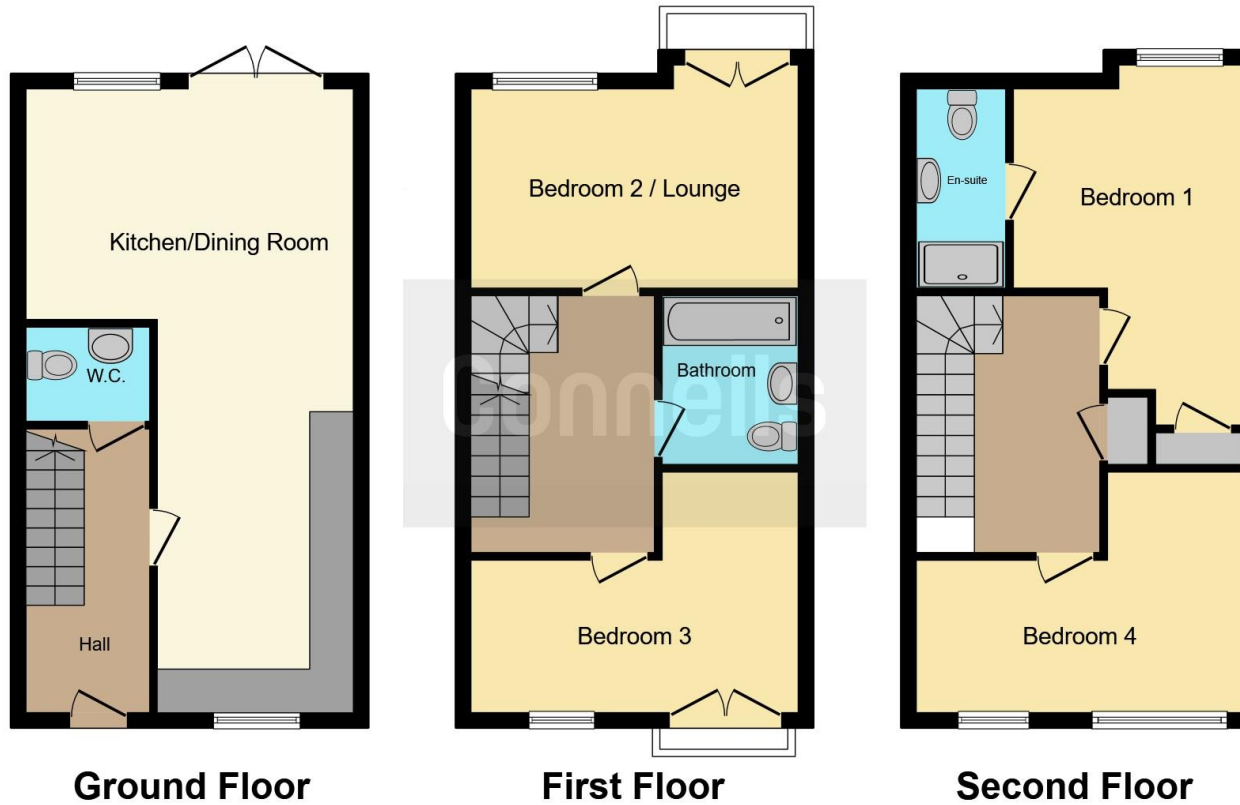
To The Rear

South facing rear garden is fully enclosed with fencing, patio area, artificial lawn, outside tap, power point and a gate providing rear access to the allocated numbered parking space.









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To view this property please contact Connells on

**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

**EPC Rating: B**

Tenure: Freehold

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