



Jenkinson realestates

Bay View Road

Kingsdown

Asking Price £650,000

Freehold

- SQ. Metres (- SQ. Feet)

Council Tax: E

EPC Rating = TBC

Detached Home

Offering Three Bedrooms

Driveway and Detached Garage

Wrap around Gardens

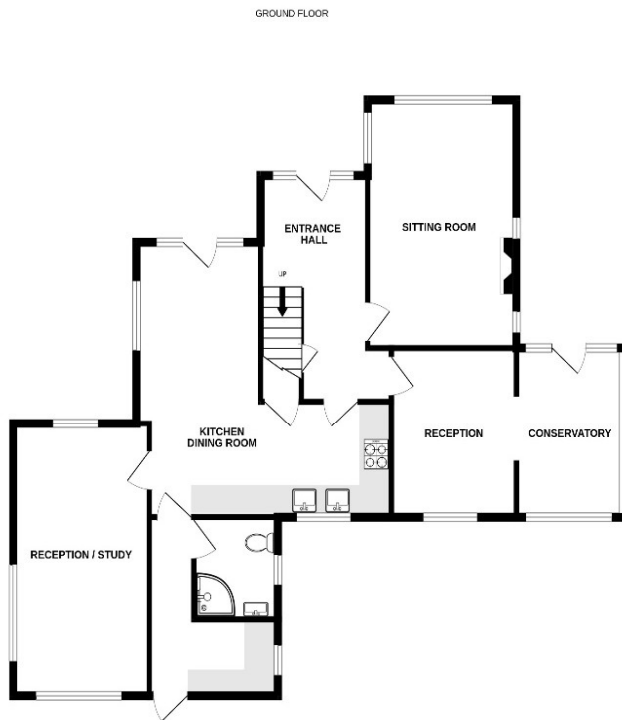
Ground Floor Shower Room

Versatile Accommodation

Jenkinson Estates are pleased to bring to the market this detached family home, situated in the private setting of Bay View Road, Kingsdown. Accessed via bright and spacious entrance hallway that leads to sitting room, complete with a log burner and floor to ceiling windows, an additional reception room is open to the conservatory and the kitchen / dining room. From here the property continues into an additional reception room, which is currently used as a study. The ground floor is completed with a utility room and a separate shower room. The first floor continues to impress with three bedrooms, the family bathroom and a separate W.C. Externally the property benefits from an impressive wrap around garden, offering multiple patio and decked seating areas, grass areas and a pond. The property is enhanced with a gated driveway, a large shed and a detached garage. The property is double glazed throughout and has a gas fired central heating system. The property really must be viewed to be appreciated. All viewings are by appointment via the Sole Agent Jenkinson Estates







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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Accommodation

Entrance Via;
Hallway

Sitting Room
17'8" x 11'10" (5.38m x 3.61m)

Reception Room
11'9" x 9'9" (3.58m x 2.97m)

Conservatory
9'9" x 9'9" (2.97m x 2.97m)

L - Shaped Kitchen / Dining Room
18'6" x 16'8" (5.64m x 5.08m)

Study
18'9" x 8'10" (5.72m x 2.69m)

Shower Room
6'5" x 5'7" (1.96m x 1.70m)

Utility Room

First Floor Landing

8'10" x 5'9" (2.69m x 1.75m)

Bedroom One
11'8" x 9'10" (3.56m x 3.00m)

Bedroom Two
10'10" x 10'10" (3.30m x 3.30m)

Bedroom Three
8'1" x 7'8" (2.46m x 2.34m)

Bathroom
7'7" x 6'1" (2.31m x 1.85m)

Separate W.C.

Driveway and Detached Garage

Wrap Around Gardens

Jenkinson Estates

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

