





SALES • LETTINGS • MANAGEMENT

24 Orchard Vale, Kingswood, Bristol, BS15 9UN

£450,000

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Get in touch to arrange a viewing!

Like what you see?





Council Tax Band: C | Property Tenure: Freehold

WOW WOW WOW!! This home must be viewed to appreciate all that is on offer! Located on Orchard Vale in Kingswood you will find this amazing four bedroom home located close to local amenities, school and ring road connection, ideal spot! The current owner has presented this home to a very high standard and the fantastic size rear garden with certainly impress! The accommodation comprises: entrance hall, lounge, dining room, kitchen, utility area and cloakroom to the ground floor. The first floor offers four good size bedrooms, bathroom with bath and shower cubicle and stairs to the loft. The loft boasts skylight windows and built in storage. Externally the driveway is located to front with a tidy front garden and to the rear the superb size rear garden with decking, lawn and vegetable plot plus an outbuilding! So much on offer, this is a must view!!



Entrance Hall

13'3" x 8'0" n/t 6'1" (4.04m x 2.44m n/t 1.85m)
Double glazed door and double glazed window to front, radiator, storage cupboard housing fuse board, under stairs storage cupboard, stairs to first floor landing.

Lounge

19'4" x 12'0" max (5.89m x 3.66m max)
Double glazed windows to front and rear, radiator, double glazed French doors to rear, electric fire with surround.

Cloakroom

5'7" x 2'6" (1.70m x 0.76m)
Double glazed window to rear, W.C. wash hand basin, radiator, part tiled walls.

Utility Area

5'4" x 5'1" (1.63m x 1.55m)
Double glazed window to rear, tiled splashbacks, shoe storage, worktops, wall units, wall unit housing gas combi boiler, space for tumble dryer, space for washing machine, open wall unit, bi-folding doors to hall.

Kitchen

8'10" x 10'8" (2.69m x 3.25m)
Two double glazed windows to rear, stable door to rear, wall and base units with worktops over, sink and drainer, tiled splashbacks, cooker hood, space for electric range cooker, space for dishwasher, space for fridge/freezer, radiator.

Dining Room

11'8" into bay x 12'7" max (3.56m into bay x 3.84m max)
Double glazed bay window to front, radiator.

First Floor Landing

2'9" x 9'6" (0.84m x 2.90m)
Loft access (blocked off).

Bedroom One

9'6" max x 13'11" max (2.90m max x 4.24m max)
Double glazed window to front, radiator, built in wardrobe.

Bedroom Two

8'8" max x 12'10" max (2.64m max x 3.91m max)
Double glazed window to rear, radiator.

Bedroom Three

9'5" x 10'6" (2.87m x 3.20m)
Double glazed window to front, radiator.

Bedroom Four

9'4" max x 9'7" max (2.84m max x 2.92m max)
Double glazed window to rear, radiator.

Bathroom

5'6" max x 11'11" (1.68m max x 3.63m)
Spotlights, extractor fan, W.C. wash hand basin, heated towel rail, walk in shower, enclosed bath, tiled walls.

Inner Landing

9'5" x 5'2" (2.87m x 1.57m)
Stairs to loft, under stairs storage area, storage cupboard on stairs.

Loft Area

9'4" x 22'1" to storage cupboard (2.84m x 6.73m to storage cupboard)
Two skylight windows to rear, radiator, spotlights, built in drawers, storage and access to eaves, restricted head height.

Front Garden/Driveway

Steps up to front door, lawn area, tree, shrubs, plants, outside light, side access, driveway parking, area laid to decorative stones.

Rear Garden

Canopy, decking area, bin store, gate to lawn area, shrubs and trees, outside tap, gate to vegetable plot with sheds and greenhouse, side lean to shed with door to front and rear of property.

Outbuilding

French doors, power and light, base units and worktop surfaces, wood burner.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales		
EU Directive 2002/91/EC		

