



Kingsfield Lane, Hanham, Bristol, BS15

For identification only - Not to scale

Total = 2127 sq ft / 197.5 sq m

Garage = 215 sq ft / 19.9 sq m

Approximate Area = 1912 sq ft / 177.6 sq m

Kingsfield Lane, Hanham, Bristol, BS15

The Important Bit!

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Council Tax Band: F | Property Tenure: Freehold

BEAUTIFUL DETACHED HOME WITH AMPLE SPACE FOR A GROWING FAMILY! Nestled in the desirable area of Kingsfield Lane, Hanham, Bristol, this impressive detached family home offers a perfect blend of space, comfort, and modern living. The property boasts a generous layout with four double bedrooms, making it an ideal choice for families seeking room to grow. Upon entering, you are welcomed by three well-appointed reception rooms, providing ample space for relaxation and entertaining. The versatile layout allows for a variety of uses, whether it be a formal dining area, a cosy lounge, or a playroom for the children. The property also features an ensuite bathroom and a separate shower room, ensuring convenience for the entire family. The exterior of the home is equally appealing, with gated access that enhances both privacy and security. The front and side gardens offer a pleasant outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, the property includes driveway parking for up to four vehicles, a rare find in this sought-after location. This detached family home is not only spacious but also well-situated, providing easy access to local amenities, schools, and transport links. With its combination of comfort, style, and practicality, this property is a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this charming house your new home.

Hallway

19'0" x 5'4" (5.79m x 1.63m)
Obscure UPVC double glazed door into hallway, stairs to first floor landing, wood effect flooring, radiator, storage cupboard, gate entry phone system, storage under stairs,

Cloakroom

4'5" x 5'8" (1.35m x 1.73m)
Obscure double glazed window to front, W.C, wash hand basin, tiled flooring, part tiled walls, radiator,

Lounge

20'4" x 13'3" (6.20m x 4.04m)
Double glazed window to front, electric feature fireplace with surround, stained glass window to side, radiator, opening to dining room,

Dining Room

7'7" x 13'3" (2.31m x 4.04m)
Radiator, double doors to conservatory,

Conservatory

9'2" x 12'11" (2.79m x 3.94m)
Double glazed windows to rear and side, double glazed patio door to rear garden, tiled flooring, radiator, obscure perspex roof,

Snug

10'9" x 9'7" (3.28m x 2.92m)
Steps up into snug/family room, double glazed window to side, radiator, bifold doors into bedroom 4 / office,

Bedroom 4 / Office

11'10" x 9'8" (3.61m x 2.95m)
Double glazed patio doors to front, double glazed window to side, radiator, tiled flooring, part tiled walls,

Kitchen / Diner

15'0" x 21'5" (4.57m x 6.53m)
Steps down from snug into diner, tiled flooring, double glazed windows to side & rear, double glazed door to rear, the kitchen consists of matching wall and base units with worktops, 1 & a 1/2 bowl sink with mixer taps and drainer, built in electric oven and grill, 5 ring gas hob with extractor hood above, built in dishwasher, space for washing machine and fridge/freezer,

Landing

16'2" x 5'11" (4.93m x 1.80m)
Double glazed window to front, stairs to ground floor, stairs to bedroom 1, loft access,

Bedroom 1

23'6" x 9'7" (7.16m x 2.92m)
2x double glazed windows to both sides, 2x radiators, loft access,

Ensuite Bathroom

11'8" x 7'10" (3.56m x 2.39m)
2x obscure double glazed windows to side and rear, 4 piece bathroom suite with walk in shower cubicle, bath with shower attachment to taps, 2x sinks with storage, W.C, heated towel rail, mirror cabinets, tiled flooring, tiled walls, extractor fan, sensor lights,

Bedroom 2

11'3" x 13'5" (3.43m x 4.09m)
Double glazed window to front, built in wardrobes, radiator,

Bedroom 3

13'0" x 7'9" (3.96m x 2.36m)
Double glazed window to rear, built in wardrobe and shelving, radiator,

Shower Room

5'8" x 5'8" (1.73m x 1.73m)
Obscure double glazed window to rear, walk in shower cubicle, wash hand basin, W.C, heated towel rail, tiled flooring, tiled walls, extractor fan,

Front Garden

Mostly laid to lawn with decking, gravel and bushes areas, wall and fences enclosing, play set will stay, outside lighting,

Side Garden

Trees & bushes enclosing this area,

Rear Garden

Mostly laid to lawn with decking, patio and gravel areas, walls, fences and bushes enclosing, access to garage, outside water tap and power,

Garage

16'4" x 12'10" (4.98m x 3.91m)
2x up and over roller doors, power and lighting,

Driveway

Brick paved driveway with gated access, parking for 3x cars,

