



## 31 Crispin Way

, Kingswood, BS15 4SJ

**Price £259,950**



\*\*\*WELL PRESENTED HOME WITH DRIVEWAY & GARAGE\*\*\* Property Comprising of Hallway, Lounge, Dining Area, Kitchen, Landing, Three Bedrooms, Bathroom. Benefits From Gas Central Heating, Double Glazing, Enclosed Rear Garden, Driveway and Garage to rear.



## Hallway

Entrance door, stairs, under stairs storage, door to:-

## Lounge 13'3" x 11'0" (4.04 x 3.36)

Feature fireplace, laminate flooring, double glazed bay window, radiator, opening to:-

## Dining Room 10'2" x 9'6" (3.10 x 2.89)

Laminate flooring, radiator, double glazed french doors, opening to:-

## Kitchen

Matching range of wall and base units with worktop space over , one and half bowl sink unit, built in cooker and hob, space for fridge/freezer, space for washing machine, double glazed window, door to garden

## Landing

Double glazed window, loft access, door to:-

## Bedroom 1 14'1" x 10'5" (4.28 x 3.18)

Double glazed bay window, radiator, laminate flooring

## Bedroom 2 10'1" x 9'9" (3.08 x 2.96)

Double glazed window, radiator, airing cupboard

## Bedroom 3 8'11" x 6'2" (2.71 x 1.89)

Double glazed window, radiator, laminate flooring

## Bathroom

Three piece suite comprising of panelled bath with electric shower over, wash hand basin, low level wc, tiled surround, heated towel rail, double glazed window

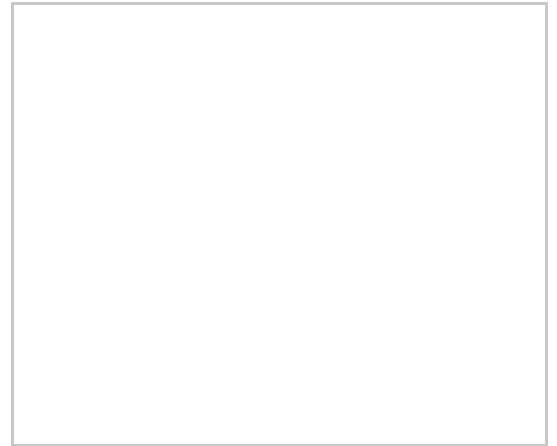
## Enclosed Garden

Patio seating area with raised artificial grass section leading to parking and garage area

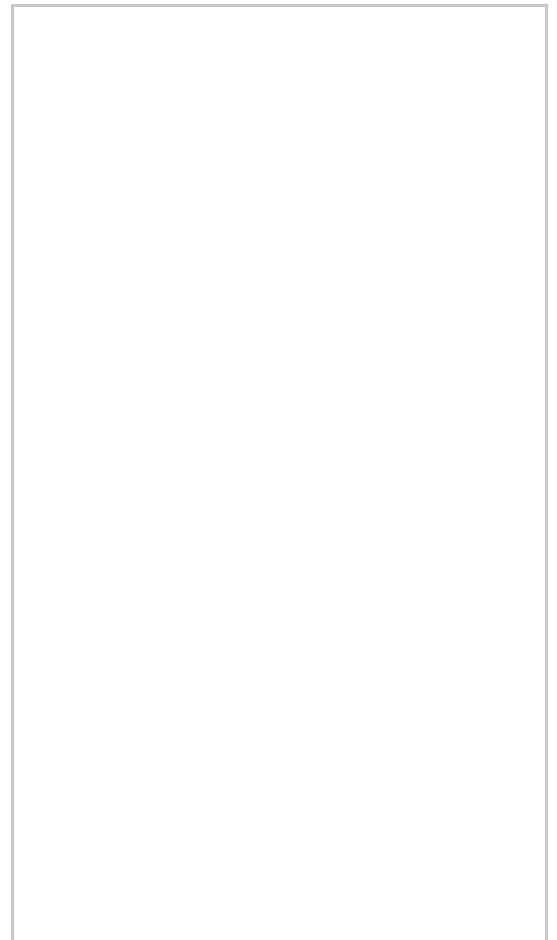
## Garage & Driveway

Driveway to rear access via lane, single garage with up and over door

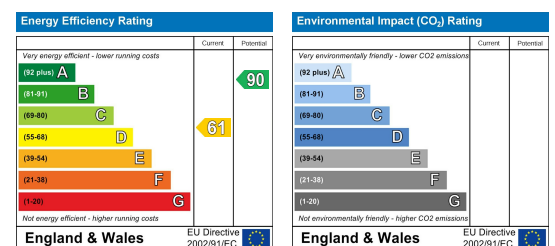
## Area Map



## Floor Plans



## Energy Efficiency Graph



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