



## 20 Kingston Avenue, Bristol, BS31 3LF

**£570,000**

Positioned in the sought-after location of Kingston Avenue, this charming four-bedroom detached house is a true gem waiting to be discovered. Boasting three reception rooms and two bathrooms, this property offers ample space for a growing family. Convenience is key with parking available for a couple of vehicles, ensuring you never have to worry about finding a spot. The absence of an onward sales chain means a smooth transition for those eager to make this house their home.

Situated near Saltford Primary School and within the catchment area of the esteemed Wellsway School in Keynsham, this residence is perfect for families seeking quality education for their children. The master bedroom comes complete with an en suite, providing a touch of luxury to everyday living. With an integral garage, front and rear gardens, and off-street parking, this house caters to both practicality and comfort. Enjoy the warmth of gas-fired central heating and the efficiency of uPVC double glazing throughout the property.

Saltford village offers a peaceful retreat between the vibrant cities of Bristol and Bath, each providing an array of amenities from shopping to cultural experiences. Additionally, the village itself boasts a range of

Entrance via uPVC double glazed front door with obscured glazed side panel into

### Hallway



Radiator, wood effect flooring, stairs to first floor landing, doors to

### Downstairs W/C



uPVC obscured double glazed window to side aspect, suite comprising concealed cistern w/c, wash hand basin with mixer tap over and storage beneath, part tiled, radiator.

### Study

12'7" x 7'11" (3.85 x 2.42)



UPVC double glazed window to side aspect, wood effect flooring, radiator, a range of fitted cupboards with work surface over, space for fridge freezer and washing machine.

### Sitting Room

21'5" x 12'7" (6.53 x 3.85)



uPVC double glazed window to side aspect, uPVC double glazed patio doors to patio and rear garden, coving, living flame gas fire with hearth, surround and mantle over, double radiator, under stairs storage cupboard, door to



### Dining Room

13'1" x 8'11" (3.99 x 2.73)



uPVC double glazed window to front aspect, double radiator, coving, further multi glazed door to

### Kitchen

10'9" x 8'11" (3.30 x 2.73)



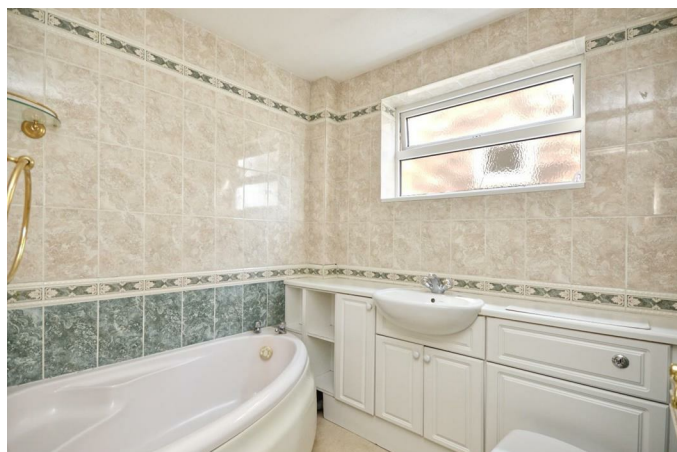
uPVC double glazed window to rear aspect, obscured uPVC double glazed pedestrian door to side and rear garden, tile effect flooring, a range of wall and floor units with worksurface over, 1 1/2 bowl sink drainer unit with mixer tap over, space and plumbing for full sized dishwasher, built in Samsung oven and grill with microwave over, 4 ring Smeg electric hob with extractor hood over, tiled splash backs, under unit lighting, Worcester Greenstar boiler, space for fridge freezer.

### First Floor Landing

Access to loft space, storage cupboard housing hot water tank and shelving for linen, doors to

### Family Bathroom

7'0" x 6'9" (2.15 x 2.07)



uPVC double glazed obscured window to side aspect, suite comprising wash hand basin with mixer tap over and storage beneath, concealed cistern w/c, corner paneled bath, fully tiled, radiator,.

### Master Bedroom

14'5" x 12'7" (4.40 x 3.85)



uPVC double glazed windows to both side and front aspect, single radiator, door to

### En Suite Shower Room

6'10" x 6'4" (2.09 x 1.95)



uPVC double glazed obscured window to side aspect,

suite comprising concealed cistern w/c, wash hand basin with mixer taps over and storage beneath, corner shower cubicle with mains shower over, fully tiled, radiator.

### Bedroom Two

12'7" x 8'9" (3.85 x 2.69)



uPVC double glazed window to rear aspect, single radiator, storage cupboard.

### Bedroom Three

11'9" x 8'8" (3.60 x 2.66)



uPVC double glazed window to rear aspect, single radiator, sliding wardrobe doors with hanging rail and shelving.

### Bedroom Four

9'3" x 8'4" (2.83 x 2.55)



uPVC double glazed window to front aspect, wood effect flooring, single radiator, cupboard with hanging rail and shelving.

### Outside



The front of the property has a driveway providing off street parking with a pathway leading to the front door, the remainder is laid mainly to lawn with pockets of mature planted borders with mature trees and evergreen conifers. Pedestrian access to the rear of the garden is via a gate. The rear garden is laid mainly to a level lawn with slightly raised stone planted borders containing a mixture of established plants and shrubs. A patio area is situated at the bottom of the garden ideal for garden furniture. A hexagonal summerhouse/shed is also included in the sale. There is also an ornamental pond along with good selection of plants and shrubs. The rear garden is enclosed by wood panel fencing.

### Directions

Sat Nav BS31 3LF

Floor Plan

