

## 5 Kingston Avenue, Bristol, BS31 3LF

**£525,000**

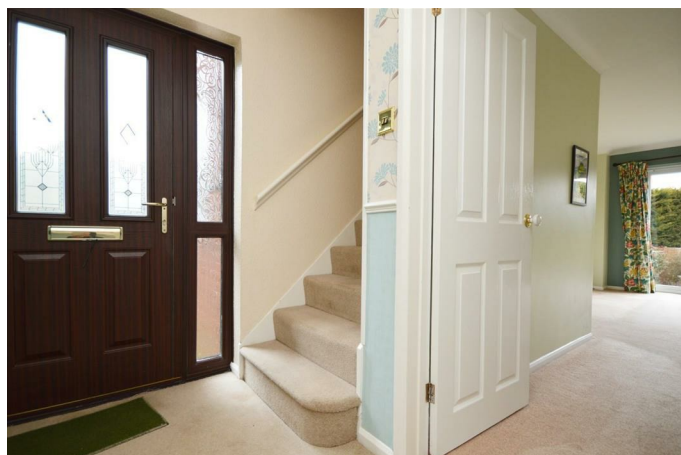
Nestled in a tranquil cul de sac on Kingston Avenue, Saltford, this charming family home offers a perfect blend of comfort and convenience. Situated within the highly regarded Wellsway school catchment area in Keynsham, it is an ideal choice for families seeking a nurturing environment for their children.

The property boasts uPVC double glazing and gas fired central heating, ensuring warmth and energy efficiency throughout the year. The spacious layout includes a welcoming downstairs cloakroom, enhancing the practicality of family living. The enclosed rear garden provides a private outdoor space, perfect for children to play or for hosting summer gatherings. In addition to its appealing features, this home comes with a garage and a driveway, offering ample parking and storage solutions. The location is particularly desirable, with local amenities just a stone's throw away and excellent transport links to both Bristol and Bath, making commuting a breeze.

With no onward sales chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle into a family-friendly neighborhood, this house on Kingston Avenue is a wonderful opportunity not to be missed.

Entrance via uPVC double glazed obscured door into

### Hallway



Double radiator, stairs rising to first floor landing, doors to

### Downstairs W/C



Obscured uPVC double glazed window to side aspect, close coupled w/c, wash hand basin with mixer taps over, heated towel rail.

### Sitting Room

19'11" x 12'7" (6.08 x 3.84)



uPVC double glazed sliding patio doors opening onto rear garden, uPVC double glazed obscured window to side aspect, 2 single radiators, gas coal effect fire with stone effect surround, understairs storage cupboard, door to

### Dining Room

11'10" x 8'11" (3.61 x 2.74)



uPVC double glazed window to front aspect, single radiator, door to

### Kitchen

10'9" x 14'7" (3.28 x 4.45)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and microwave, integrated electric induction hob with fitted extractor over, integrated slimline dishwasher, washing machine and fridge freezer, breakfast bar area, double radiator, uPVC double glazed obscured glass door to side aspect.

### First Floor Landing

Access to loft space, storage cupboard housing Worcester combination boiler, doors to

### Master Bedroom

11'1" x 12'10" (3.39 x 3.92)



uPVC double glazed window to front aspect, double radiator, wardrobe space, additional storage cupboard.



### Bedroom Two

10'11" x 9'0" (3.33 x 2.75)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Three

11'3" x 7'2" (3.43 x 2.19)



uPVC double glazed window to rear aspect, single radiator, wardrobe space.

### Bedroom Four

6'11" x 9'3" (2.11 x 2.82)



uPVC double glazed window to front aspect, single radiator.

### Family Bathroom

7'7" x 5'7" (2.33 x 1.71)



Obscured uPVC double glazed window to rear aspect, suite comprising paneled bath with shower attachment over, close coupled w/c, pedestal wash hand basin with taps over, heated towel rail, single radiator, fully tiled.

### Shower Room

4'9" x 5'11" (1.46 x 1.81)



Obscured uPVC double glazed window to side aspect, shower cubicle with rainfall shower over, close coupled w/c, wash hand basin with mixer taps and storage beneath, heated towel rail, extractor.

### Outside



The front of the property has a driveway providing off street parking with a carport giving access into a single garage, electrical vehicle charger and a side gate giving access to rear garden. The rear garden has a patio area immediately adjoining the property. The remainder is laid mainly to lawn with a selection of shrubs and trees. The rear garden is fully enclosed by wooden fencing.

### Garage

Up and over door.

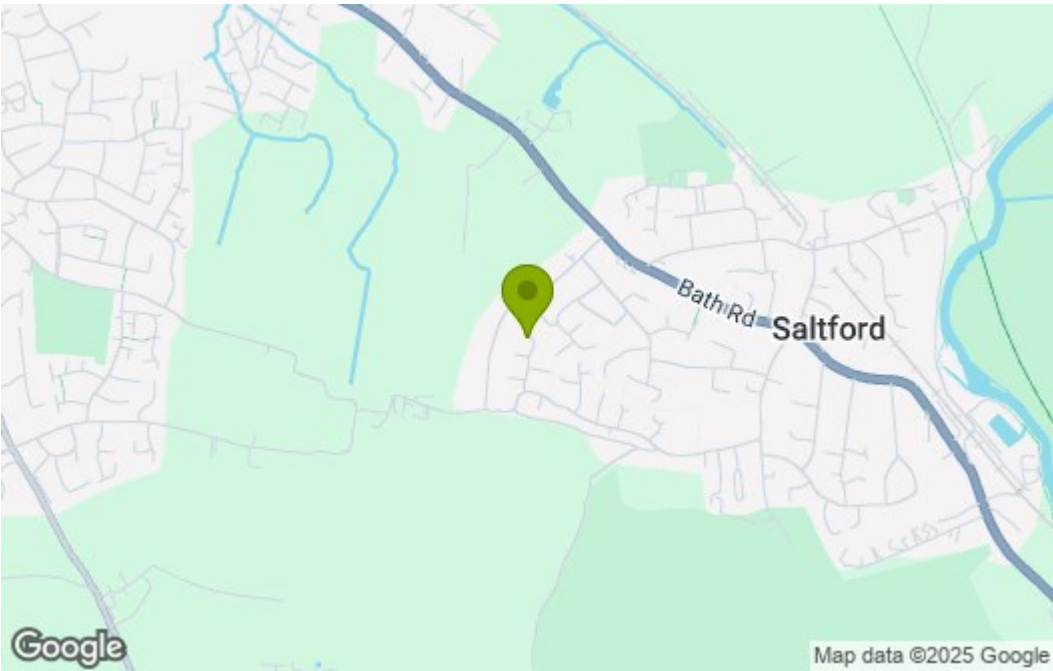
### Directions

Sat Nav BS31 3LF

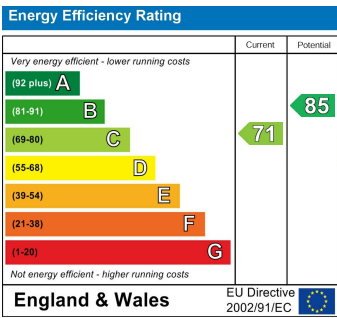
Floor Plan



Area Map



Energy Efficiency Graph



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