



20 Church Road, Bristol, BS30 5QL

Offers Over £745,000

Nestled on Church Road in the charming village of Wick, Bristol, Kelston Rise is a stunning executive-style detached house that epitomises modern living. Built in 2019, this immaculate property boasts a generous 1,296 square feet of living space, thoughtfully designed to cater to the needs of contemporary families.

Upon entering, you are welcomed by three spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time. The heart of the home is undoubtedly the beautiful contemporary kitchen, which is equipped with high-quality fixtures and fittings, making it a delight for any culinary enthusiast. The ground floor benefits from underfloor heating, ensuring a warm and inviting atmosphere throughout.

This exceptional property features four well-appointed bedrooms, two of which come with en suite facilities, providing added privacy and convenience. The three bathrooms are designed with modern aesthetics in mind, offering both style and functionality.

Entrance via leaded composite front door with uPVC double glazed side panels into

Hallway

22'2" x 6'10" (6.76 x 2.10)



Stairs rising to first floor landing, inset spots, doors to

Downstairs W/C

Low level w/c, wash hand basin with mixer taps over and storage beneath, wood effect flooring.

Utility Room



uPVC double glazed pedestrian door to side aspect, boot cupboard housing Ideal gas boiler and underfloor heating manifold, space for white goods including washing machine and tumble drier, further storage with worksurface over, single stainless steel sink drainer unit with stainless steel splash back, wood effect flooring, extractor, light, door with small step down into garage.

Garage

15'7" x 14'9" (4.75 x 4.50)



Garamatic electric door, power and light connected, space for further white goods.

Kitchen/Breakfast Room

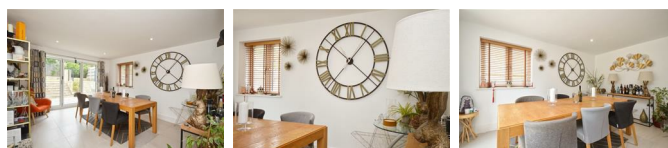
15'5" x 12'5" (4.70 x 3.79)



Dual aspect uPVC double glazed windows to front and side, a beautiful kitchen comprising a range of modern wall and floor units with Quartz worksurface over, Quartz splash back, 1 1/2 bowl sink unit with mixer tap over, under unit lighting, integrated appliances including full sized dishwasher, pull out bin cupboard, 5 ring Bosch gas hob with splash back and extractor hood with light over, double Bosch ovens, full size fridge with separate low level freezer, central island with further storage and slimline wine cooler, space for bar stools, tiled flooring, inset spots, underfloor heating, door to

Dining Room

13'9" x 12'5" (4.20 x 3.79)



Tiled flooring, uPVC double glazed window to side aspect, bi-folding doors to patio and rear garden, inset spots, underfloor heating, double doors into

Sitting Room

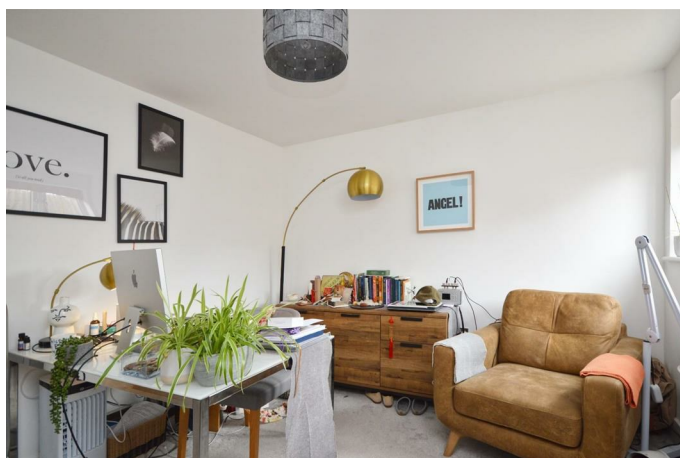
19'5" x 17'3" (5.94 x 5.27)



Sliding uPVC double glazed doors with matching side panels to patio and rear garden, wall lights, contemporary living flame fire with Quartz hearth, mantle and surround, underfloor heating.

Study

10'9" x 14'0" (3.30 x 4.28)



uPVC double glazed window to side aspect, underfloor heating.

First Floor Landing

16'2" x 7'1" (4.95 x 2.16)



Inset spots, access to loft space, storage cupboard with shelving, uPVC double glazed window to front aspect, single radiator, doors to

Family Bathroom

8'2" x 9'10" (2.50 x 3.01)



Obscured uPVC double glazed window to side aspect, fully tiled walls, tiled flooring, suite comprising low level w/c, wash hand basin with mixer taps over and storage beneath, p-shaped paneled bath with hinged glazed shower screen and mains shower over, chrome heated towel rail, inset spots, extractor.

Master Bedroom

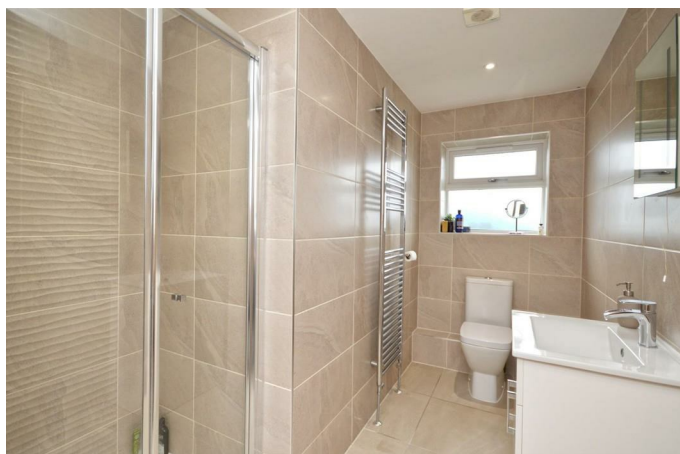
19'0" x 17'3" (5.80 x 5.27)



Doors to ensuite and walk in dressing room, uPVC double glazed window to rear aspect, single radiator, a range of built in drawers and wardrobes with hanging rail and shelving, access to further loft space

En Suite

11'6" x 10'0" (3.51 x 3.06)



Obscured uPVC double glazed window to side aspect, fully tiled walls, tiled flooring, suite comprising low level w/c, wash hand basin with mixer tap over and storage beneath, vanity mirror with light over, separate shower cubicle with hinged glazed door and mains shower over, chrome heated towel rail, inset spots, extractor.

Walk in Dressing Room

Pocket sliding door, good amount of storage for clothes with shelving and hanging space.

Bedroom Two

10'0" x 12'5" (3.05 x 3.79)



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

En Suite Shower Room



Suite comprising low level w/c, tiled flooring, wash hand basin with storage beneath and mixer tap over, vanity mirror with light, fully tiled shower cubicle with hinged glazed door and electric Triton shower over, extractor, inset spots, chrome heated towel rail.

Bedroom Three

11'10" x 12'5" (3.63 x 3.79)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Four

11'10" x 10'0" (3.62 x 3.06)



uPVC double glazed window to front aspect, single radiator, storage cupboards with hanging rail and shelving.

Outside



The front of the property has a block paved driveway providing off street parking for several vehicles and access to the double garage. A slabbed pathway gives access to the front door with planted borders. A pedestrian wooden gate gives access along the side of the property to the rear garden. The rear garden is well maintained with a lower level patio area providing ample space for al fresco dining, steps lead up to the remainder of the garden which is laid mainly to lawn with a recently landscaped patio area providing further space for garden furniture to enjoy the late afternoon sunshine. There are raised railway sleeper borders containing shrubs and ground cover and a good selection of trees adding to the privacy. The rear garden is enclosed by wooden featheredge fencing and a wrought iron fence.

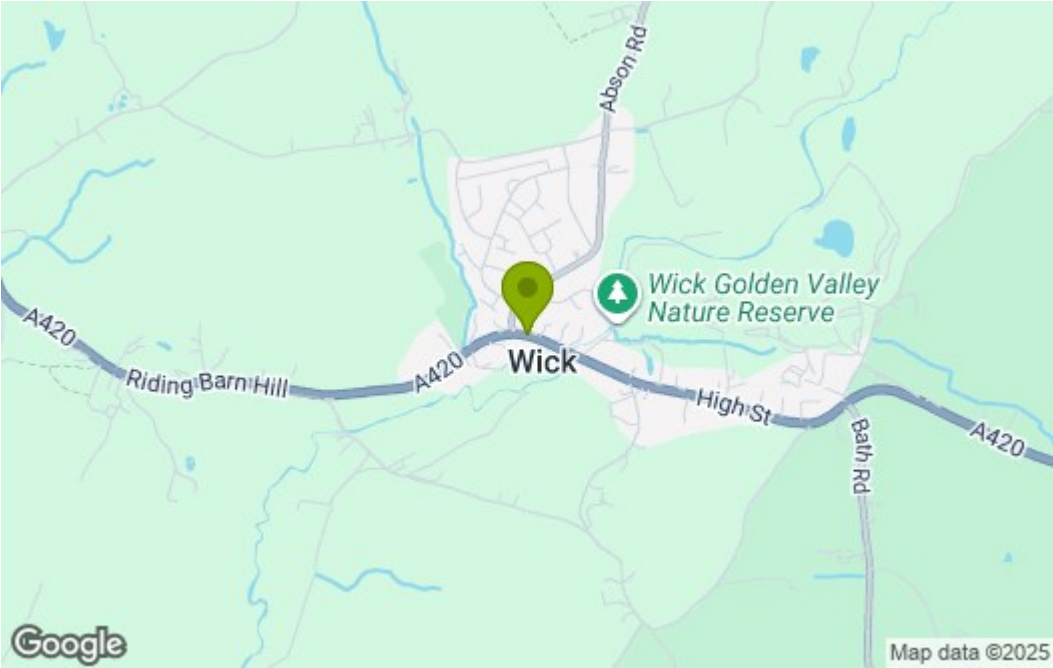
Directions

Sat Nav BS30 5QL

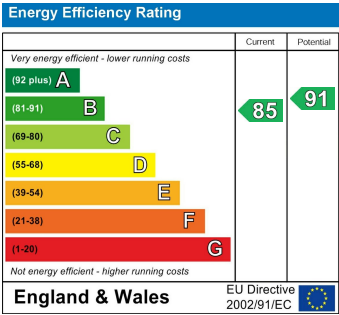
Floor Plan



Area Map



Energy Efficiency Graph



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