





Property Description

Situated in a popular residential area of Kingswood, this well presented three bedroom

semi-detached home offers spacious and practical living accommodation ideal for families and first-time buyers. The ground floor comprises an entrance porch and hallway with under-stairs storage, leading to a generous open plan lounge/diner with bay window and sliding doors to the garden, alongside a fitted kitchen with ample storage and access to the rear. Upstairs features three bedrooms, two benefiting from built-in wardrobes, and a modern family shower room. Additional storage is provided via a landing cupboard and loft access. Externally the property offers a driveway to the front and an enclosed rear garden with raised decking and seating areas. The property also benefits from a garage with power and an electronic door. The home is conveniently located close to local shops, schools and parks, with good transport links into Bristol city centre and surrounding areas.

Entrance Porch

Double glazed window to the front aspect and door into the hallway and radiator.

Hallway

stairs rising to the first floor, under-stairs storage cupboard and radiator.

Lounge/Diner

24' 4" x 12' 1" (7.42m x 3.68m)

Double glazed bay window to the front aspect with carpet flooring, electric fireplace and radiator. Double glazed sliding doors to the rear aspect with carpet flooring, smooth ceiling and radiator.

Kitchen

16' 1" x 7' 2" (4.90m x 2.18m)

Two double glazed windows to the side aspect with one being obscured. Double glazed window and door to the rear aspect, smooth ceiling, range of wall and base units with worktops over, gas hob, eye level electric oven, stainless steel sink with mixer tap, space for freestanding fridge freezer and washing machine and wall mounted radiator.

Landing

Double glazed window to the side aspect with smooth ceiling, spotlighting, loft ladder access hatch, built-in storage cupboard and radiator.

Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

Double glazed obscured window to the rear aspect with partially tiled walls, walk-in shower cubicle with sliding glass doors, WC, wash hand basin with mixer tap, chrome heated towel rail, vinyl flooring and radiator.

Bedroom One

12' 1" max x 11' 5" max (3.68m max x 3.48m max)

Double glazed window to the rear aspect with large built-in wardrobe, carpet flooring and radiator.

Bedroom Two

12' 6" max x 8' 8" max (3.81m max x 2.64m max)

Double glazed bay window to the front aspect with large built-in wardrobe, carpet flooring and

radiator.

Bedroom Three

7' 2" max x 6' 9" max (2.18m max x 2.06m max)

Double glazed window to the front aspect with carpet flooring and radiator.

Outside

To the Front:

The property is approached via a paved driveway providing off-street parking, bordered by low

maintenance planting and leading to the entrance porch and garage access providing access through the shared driveway.

To the Rear:

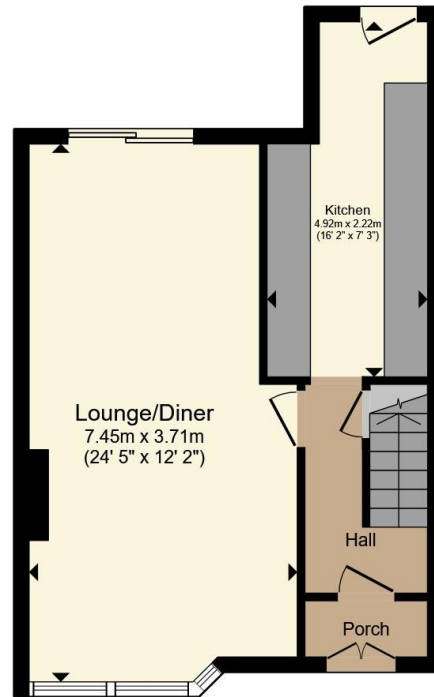
The enclosed rear garden is arranged over tiers with raised decking, gravelled seating areas and

Astroturf , offering a private and low maintenance outdoor space ideal for entertaining with access to garage and shared driveway.

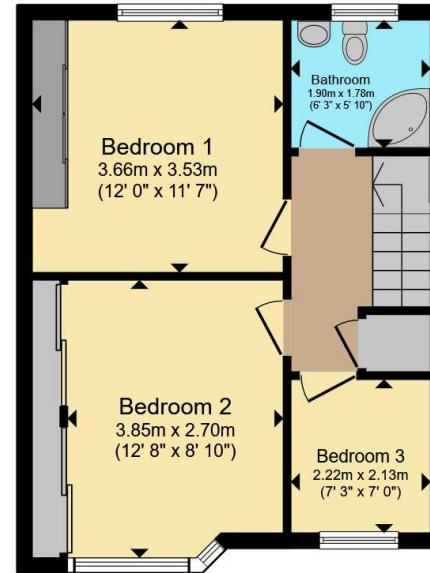








Ground Floor



First Floor

Total floor area 82.5 m² (888 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: KWD311238 - 0003