



### **31 Kelston Grove, Bristol, BS15 9NJ Offers In The Region Of £475,000**

Nestled in the charming area of Kelston Grove, Hanham, Bristol, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,40.4 square feet, the property is thoughtfully arranged over three floors, providing ample space for families or those seeking extra room to grow.

Upon entering, you will find two inviting reception rooms that create a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The well-appointed kitchen complements the living spaces, making it a delightful hub for family gatherings. The property boasts four generously sized bedrooms, including a master suite located in the loft conversion, complete with an ensuite bathroom for added privacy and convenience.

The house is presented to a good standard throughout, featuring double glazing and gas-fired central heating, ensuring a comfortable environment year-round. The enclosed rear garden offers a peaceful retreat, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the property includes off-street parking and a garage, providing practical solutions for your storage and parking needs.

Entrance via uPVC double glazed double doors into

### Covered Porch

Quarry tiled flooring, inset spots, front door into

### Hallway

13'6" x 6'0" (4.13 x 1.85)



Decorative obscured leaded windows, stairs rising to first floor landing, wood effect flooring, single radiator, under stairs storage with hanging space, coving, doors to

### Sitting Room

12'0" x 12'3" (3.66 x 3.74)



Wood effect flooring, uPVC double glazed feature bay window to front aspect, coving, large single radiator, electric wood burner with granite hearth and stone surround and mantel over.

### Living Room

12'5" x 10'3" (3.81 x 3.14)



Radiator, wood effect flooring, coving, archway to

### Dining Area

5'11" x 9'9" (1.81 x 2.99)



Wood effect flooring, uPVC double glazed window to rear aspect enjoying pleasant views over the rear garden, wall lights, coving.

### Kitchen

15'8" x 7'9" (4.80 x 2.38)



uPVC double glazed windows to both side and rear aspects, uPVC double glazed pedestrian door to the patio and rear garden, coving, a range of wall and floor units with worksurface over, 1 1/2 bowl sink drainer unit with mixer taps over, 5 ring Bosch hob with extractor over, built in electric oven and grill, integrated washing machine and full sized Neff dishwasher, under unit lighting, space for freestanding fridge freezer, radiator.

### First Floor Landing



Obscured uPVC double glazed window to side aspect, coving, stairs rising to second floor landing, doors to

### Family Shower Room

6'0" x 7'7" (1.85 x 2.33)

Obscured uPVC double glazed window to rear aspect, suite comprising wash hand basin with chrome mixer taps and storage drawers beneath, low level w/c, fully tiled shower cubicle with hinged glazed door with rainfall shower with separate attachment over, light, extractor, chrome heated towel rail, fully tiled walls, tiled flooring.

### Bedroom Two

12'1" x 10'9" (3.69 x 3.28)



uPVC double glazed feature bay window to front aspect, coving, single radiator, a range of fitted wardrobes with hanging rail and shelving.

### Bedroom Three

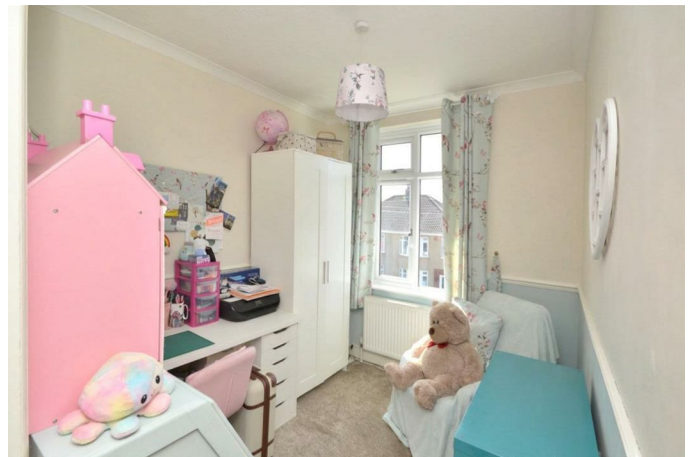
12'7" x 10'9" (3.84 x 3.28)



uPVC double glazed window to rear aspect enjoying pleasant views over the garden, radiator, a range of fitted wardrobes with hanging rail and shelving.

### Bedroom Four

8'11" x 7'6" (2.73 x 2.30)



uPVC double glazed window to front aspect, double radiator, coving and dado rail.

### Second Floor Landing

uPVC obscured double glazed window to side aspect, door to

### Master Bedroom

16'0" x 14'8" (4.89 x 4.49)



Two Velux windows to front aspect, eaves storage, double radiator, door to

### En Suite

5'11" x 7'0" (1.81 x 2.14)



Obscured uPVC double glazed windows to rear aspect, suite comprising low level w/c, pedestal wash hand basin with mixer taps over, central shower cubicle with double hinged doors with electric Triton shower over, part tiled walls, tile effect flooring, inset spots, extractor, chrome heated towel rail.

### Outside



The rear garden has a patio area immediately adjacent to the property ideal for al fresco dining, steps lead up to the remainder of the garden which is laid mainly to lawn with a section of gravel and a pathway leading to a slightly raised patio located at the top of the garden ideal for further garden furniture, ideal to enjoy the early evening sunshine. There are borders containing established shrubs. A garden shed is also included in the sale. The rear garden is enclosed mainly by wooden featheredge fencing with concrete posts and gravel boards, evergreen hedging and wooden fencing. The front of the property has a block paved providing off street parking and access to the garage. A slabbed pathway with handrails lead to the front door. The remainder is laid mainly to lawn with a weeping tree and borders containing a mixture of bulbs, shrubs and herbaceous perennials. The front

garden is enclosed by a low level brick wall and fencing with a curved top trellis.

### Single Garage

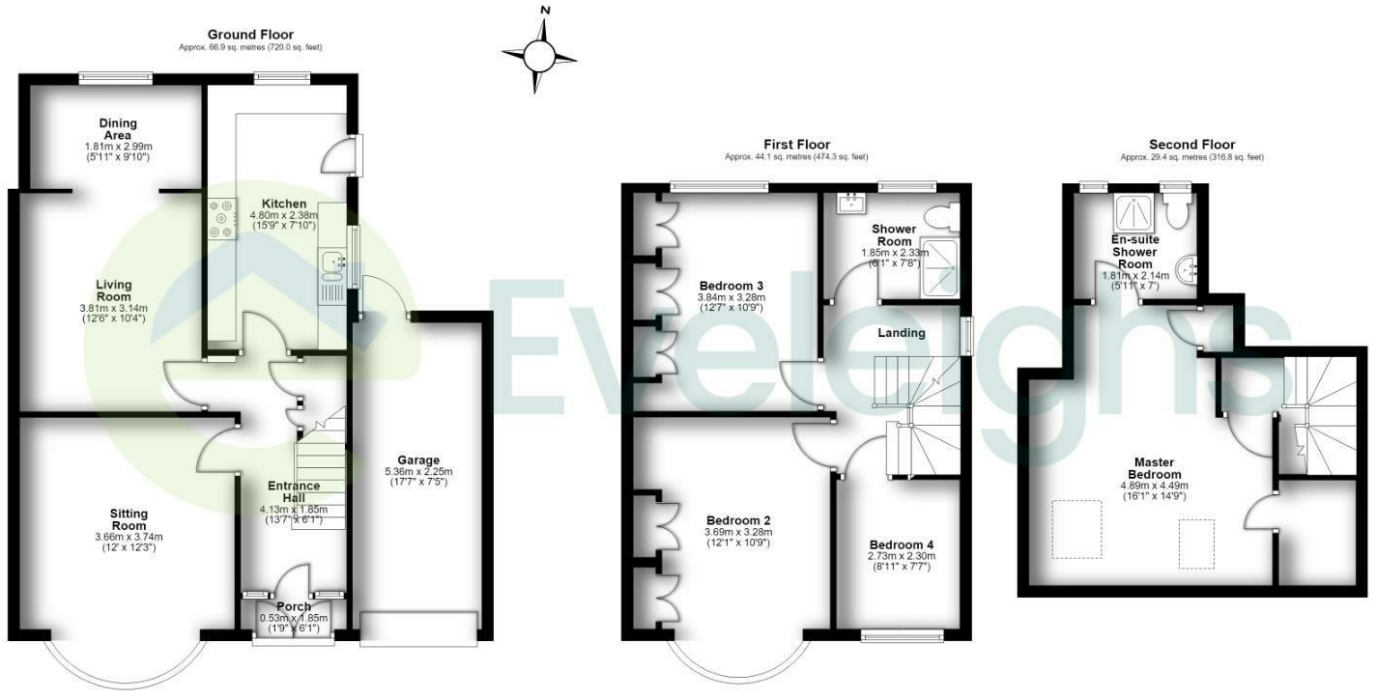
17'7" x 7'4" (5.36 x 2.25)

Metal up and over door, power and light is connected, space for white goods, pedestrian door to rear garden.

### Directions

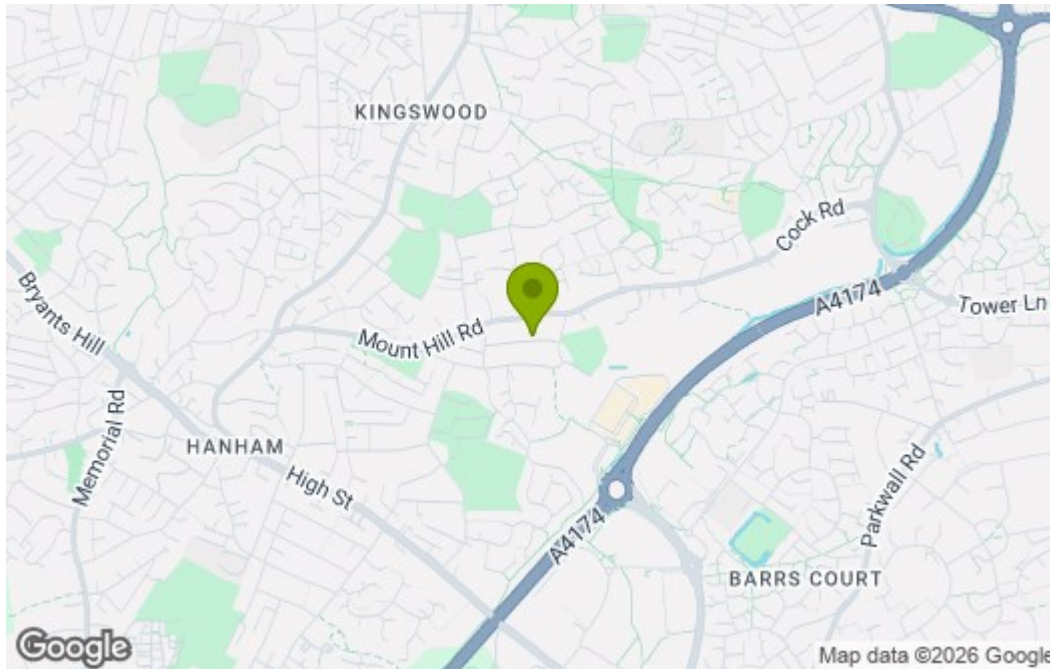
Sat Nav BS15 9NJ

# Floor Plan



Total area: approx. 140.4 sq. metres (1511.1 sq. feet)  
31 Kelston

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.