



Dragonfly Close, Kingswood, Bristol, BS15
 Approximate Area = 888 sq ft / 82.4 sq m
 Limited Use Area(s) = 116 sq ft / 10.7 sq m
 Garage = 187 sq ft / 17.3 sq m
 Total = 1191 sq ft / 110.4 sq m
 For identification only - Not to scale

Denotes restricted head height



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at!

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



70 Dragonfly Close, Kingswood, Bristol, BS15 8JR
 Guide Price £270,000





Council Tax Band: B | Property Tenure: Freehold

BESPOKE 3 BEDROOM COACH HOUSE BOASTS MODERN STYLING, WITH PRIVATE GARDEN & CONVERTED GARAGE!! Positioned on Dragonfly Close is this stylish three-bedroom coach house in Kingswood, Bristol, offers a perfect blend of modern living and convenience. With a well-designed open plan lounge, kitchen, and dining area, this home is ideal for both entertaining guests and enjoying quiet family evenings. The space is bright and airy, creating a welcoming atmosphere throughout, with the additional benefit of a Juliette balcony. The property boasts three comfortable bedrooms, providing ample space for family or guests. Two well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. One of the standout features of this coach house is the private garden, a delightful outdoor space perfect for relaxation or al fresco dining. Additionally, the converted garage adds versatility, offering extra storage or potential for a home office. Parking is a breeze with a driveway for one vehicle, an asset in this sought-after area. The location is particularly appealing, as it is within walking distance to Kingswood High Street, where you will find a variety of shops, cafes, and amenities to enjoy. This property is an excellent opportunity for those seeking a modern home in a vibrant community. With its stylish design and convenient location, it is sure to attract interest from a range of buyers. Don't miss the chance to make this lovely coach house your new home.



Entrance Porch

Door to front with obscured double glazed panels, stairs to first floor landing, fuse box on wall, covered radiator, door to garage.

First Floor Landing

15'11 x 10'7 (4.85m x 3.23m)
Double glazed window to front, stairs to second floor landing, airing cupboard housing boiler.

Open Plan Lounge / Kitchen / Dining

18'2 x 14'6 (5.54m x 4.42m)
2x double glazed windows to front, 1x double glazed window to rear, double glazed doors to rear with Juliette balcony, kitchen consists a range of fitted wall & base units with worktops over & breakfast bar, sink with mixer taps & drainer, tile flooring, tile splash backs, 2x radiators, the following appliances are integrated:- electric oven & induction hob with extractor hood above, fridge/freezer & dishwasher.

Bathroom

7' x 6'6 (2.13m x 1.98m)
Obscure double glazed window to rear, bath with rain shower above & shower hose attachment, W.C., vanity wash hand basin, heated towel rail, tiled walls & flooring.

Bedroom 3

10'10 x 9'1 (3.30m x 2.77m)
Double glazed window to front, radiator.

Second Floor Landing

Stairs leading to first floor landing, double glazed velux window.

Bedroom 1

18'10 x 11'11 (5.74m x 3.63m)
2x double glazed velux windows, radiator, built-in wardrobe & display unit into eaves storage.

En-Suite To Bedroom 1

6'5 x 5'9 (1.96m x 1.75m)
Double glazed velux window, shower cubicle with rain shower, W.C., vanity wash hand basin, heated towel rail, extractor fan, tiled floor, part tiled walls.

Bedroom 2

12' x 9'1 (3.66m x 2.77m)
Double glazed velux window, eaves storage cupboard, radiator, restricted head height.

Private Garden

Private garden enclosed by boundary fencing, mainly laid to artificial grass with an area laid to decorative stone, shed, raised bed, gated access.

Converted Garage Area

18'5 x 13'1 (5.61m x 3.99m)
Access from the entrance porch, double glazed door to rear, storage area, plumbing & space for washing machine & tumble dryer, power and lighting.

Driveway

Off street parking for 1 vehicle in front of the converted garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

