

HUNTERS®

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Fairlyn Drive

Kingswood, Bristol, BS15 4PX

£300,000



Council Tax: C



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DESCRIPTION

An extended semi-detached home with large garden plot located within the sought after Kingswood/Mangotsfield borders. Both Mangotsfield Secondary school and Rodway Common are a short walk away. The area offers excellent transport links with easy access onto The Avon Ring Road and Bristol-Bath Cycle Pathway. The spacious well presented living accommodation comprises: entrance porch, hallway, lounge/dining room, fitted kitchen, utility, cloakroom, lean-to. conservatory. To the first floor two bedrooms and bathroom (previously bedroom 3). The house benefits from having double glazing, a gas central heating system, a detached garage and ample off street parking. There is the added benefit of being sold with no onward chain.

ENTRANCE PORCH

Opaque UPVC double glazed window to side, tiled floor and walls, opaque hardwood glazed door leading to hallway.

HALLWAY

Radiator, oak effect LVT flooring, stairs rising to first floor, door to lounge/diner.

LOUNGE/DINER

LOUNGE AREA

13'11" x 11'0" (4.24m x 3.35m)

UPVC double glazed window to front, period style radiator, oak effect LVT flooring, feature opening to chimney breast with mantle, opening leading through to dining area.

DINING AREA

13'0" x 8'4" (3.96m x 2.54m)

Oak effect LVT flooring, period style double tubed vertical radiator, under stair storage cupboard with UPVC double glazed window to side, feature display recess with mirror, door to utility, sliding door to kitchen.

KITCHEN

9'0" x 8'4" (2.74m x 2.54m)

Dual aspect UPVC double glazed windows to front and rear, tiled floor, range of fitted wall and base units, laminate work top incorporating a 1 1/2 composite sink bowl unit with mixer tap, tiled walls, space for cooker, extractor fan hood, integrated dishwasher, space for fridge freezer, radiator.

UTILITY

7'6" x 6'4" (2.29m x 1.93m)

Window to rear, base units, laminate work top, tiled floor, cupboard housing electric meter, hardwood opaque glazed door to lean-to, door to cloakroom.

CLOAKROOM

Opaque glazed window to rear, radiator, tiled floor and walls, space and plumbing for washing machine, extractor fan.

LEAN-TO CONSERVATORY

10'8" x 10'0" (3.25m x 3.05m)

UPVC double glazed windows to rear and side, double polycarbonate roof, tiled floor, door to storage section, UPVC double glazed to side leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Opaque UPVC double glazed window to side, loft hatch with pull down ladder, doors leading to bedrooms and bathroom.

BEDROOM ONE

11'11" (max) x 10'11" (3.63m (max) x 3.33m)

UPVC double glazed window to front, radiator, fitted wardrobes.

BEDROOM TWO

11'6" x 7'0" (3.51m x 2.13m)

UPVC double glazed window to rear, radiator.

BATHROOM

8'5" x 6'8" (2.57m x 2.03m)

UPVC double glazed window to rear, suite comprising: panelled bath, tap/shower mixer shower over, vanity unit with wash hand basin inset, close coupled WC< tiled walls, radiator, built in cupboard housing Worcester combination boiler.

OUTSIDE:

REAR GARDEN

Large garden laid mainly to lawn, variety of plants and shrub borders, patio, gravelled area to back of

garden providing additional seating space, greenhouse, courtesy door to garage, door access to additional mature garden area to back with wildflowers and plum tree, garden enclosed by boundary fencing.

GARAGE

17'7" x 9'3" (5.36m x 2.82m)

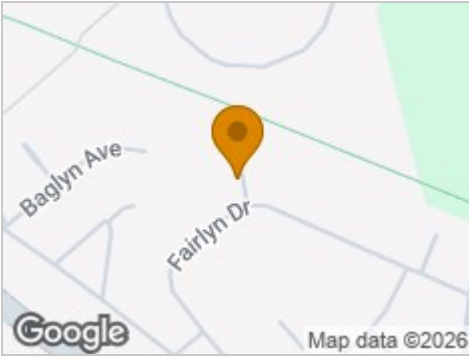
Single garage, up and over door, UPVC double glazed window to side,

DRIVEWAY

Shared driveway access, brick paved area to front providing off street parking for 1/2 cars, additional off street parking space to front of garage.



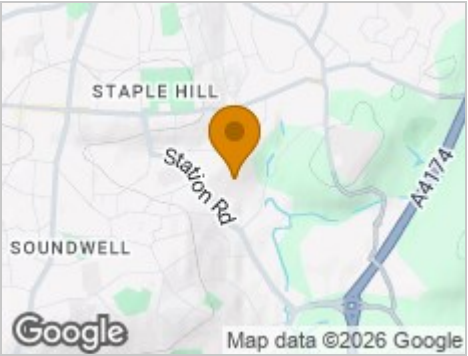
Road Map



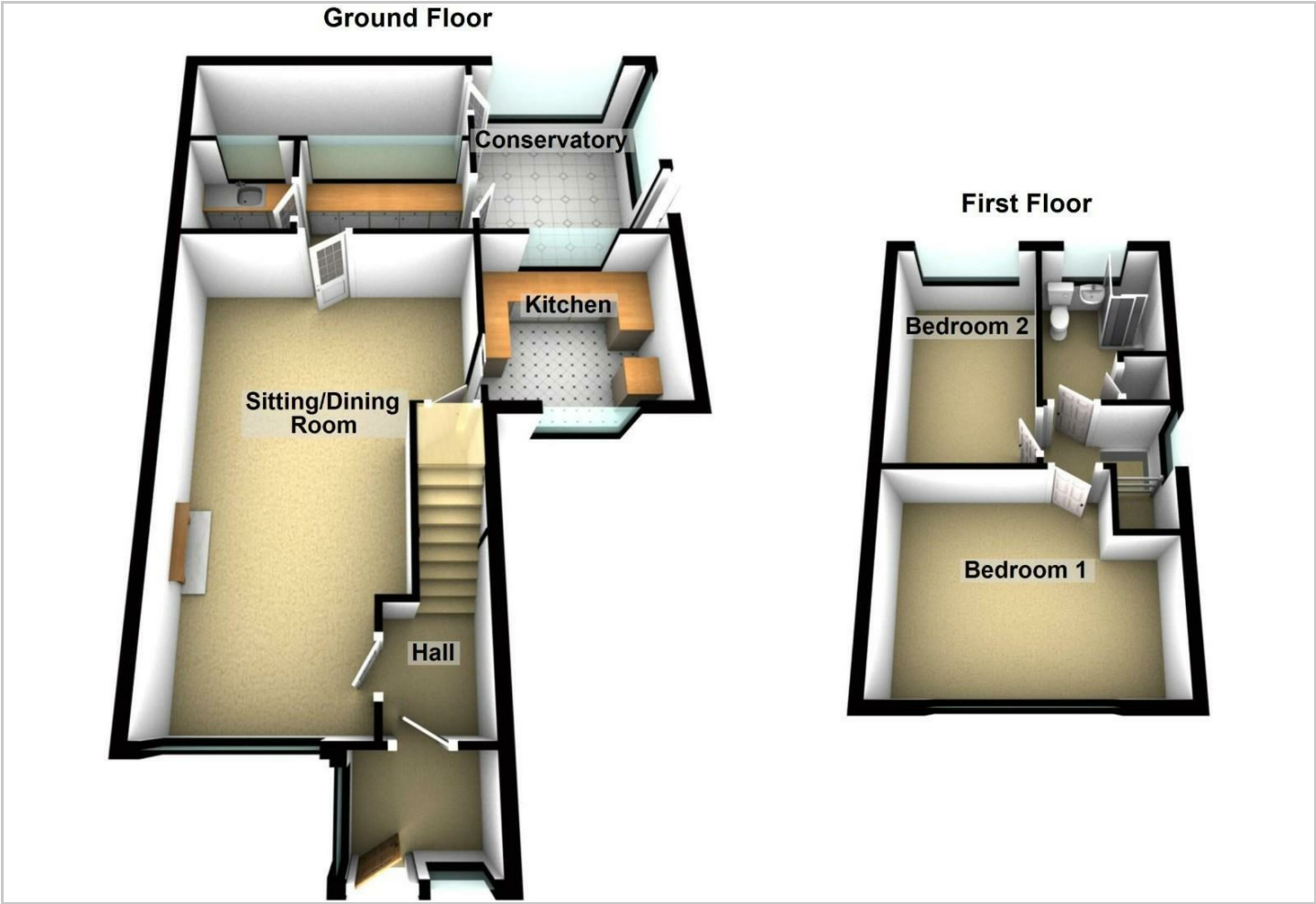
Hybrid Map



Terrain Map



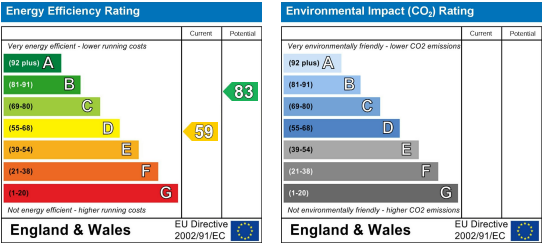
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.