



Connells

Coronation Road
Kingswood BRISTOL

Coronation Road Kingswood BRISTOL BS15 9SB

for sale offers over
£400,000



Property Description

A substantial six-bedroom semi-detached home offering versatile accommodation across two floors, ideal for larger families or buyers requiring additional bedrooms, home-office space or flexible living arrangements. The ground floor comprises an entrance hall, bay-fronted lounge, separate dining room, kitchen, bedroom six and a useful WC. Upstairs are five further bedrooms together with the family bathroom. Externally, the property benefits from a generous driveway providing off-street parking, along with gated side access leading to the rear. The large rear garden is arranged over tiers, beginning with a pleasant seating and entertaining area immediately outside the house before rising to an extensive lawned section with planted areas and plenty of space for recreation. Coronation Road is positioned within Kingswood, convenient for local amenities, schools, transport connections and access to the A4174 Avon Ring Road.

Entrance Hall

Entrance door opening into the hallway with stairs rising to the first-floor accommodation and access to the principal ground-floor rooms. The hallway provides a practical central entrance to the home. Radiator.

Lounge

12' 11" x 12' 10" (3.94m x 3.91m)

Bay window to the front aspect allowing plenty of natural light into the room. A well-proportioned principal reception room offering ample space for a range of lounge furniture and providing a comfortable family living and entertaining area. Radiator.

Dining Room

14' 4" x 8' 5" (4.37m x 2.57m)

Window to the side aspect. A generous separate reception space positioned centrally within the ground floor and offering ample room for a family dining table and associated furniture, with convenient access towards the kitchen. Radiator.

Kitchen

11' x 9' 3" (3.35m x 2.82m)

Window and glazed double doors overlooking and providing access to the rear garden. A well-positioned kitchen at the rear of the property with space for a range of kitchen units, work surfaces and appliances, while the direct garden access is ideal for outdoor dining and entertaining. Radiator.

Bedroom Six

10' 11" x 8' 11" (3.33m x 2.72m)

Window overlooking the rear garden. A valuable additional ground-floor bedroom providing excellent flexibility and equally suited for use as a guest room, home office, playroom or further reception space depending on requirements. Radiator.

Ground Floor Wc

Obscured window to the side aspect. Convenient ground-floor cloakroom incorporating WC and wash hand basin. Radiator.

Landing

Window to the side aspect providing natural light. Doors leading to five first-floor bedrooms and the family bathroom, with stairs descending to the entrance hall. Radiator.

Bedroom One

9' 9" x 9' 4" (2.97m x 2.84m)

Window to the front aspect. A well-proportioned bedroom with space for a double bed and accompanying bedroom furniture. Radiator.

Bedroom Four

10' 11" x 7' 2" (3.33m x 2.18m)

Window overlooking the rear garden. A well-proportioned bedroom providing space for a bed, wardrobes and associated furniture. Radiator.

Bedroom Five/Home Office

7' 7" x 6' 8" (2.31m x 2.03m)

Window to the front aspect. A useful bedroom which could also make an excellent nursery, dressing room, study or home office. Radiator.

Family Bathroom

8' 8" x 6' 3" (2.64m x 1.91m)

Family bathroom arranged with a panelled bath, separate shower enclosure, WC and wash hand basin, providing particularly useful facilities for a larger household. Radiator.

Outside

To The Front

The property is approached over a substantial hardstanding driveway providing convenient off-street parking directly to the front of the house. The semi-detached frontage combines a rendered first floor with brickwork at ground-floor level and features a prominent front bay window. To the side of the property is gated pedestrian access continuing through to the rear garden, providing particularly useful independent access for bicycles, garden equipment and general outdoor use.

To The Rear

A particularly generous feature of the home is the large rear garden, which has been arranged over several levels to create distinct outdoor areas. Immediately adjoining the property is a raised seating and entertaining area, providing an ideal space for garden furniture, barbecues and outdoor dining, with direct access from the house. From here, the garden rises to a substantial lawned section offering excellent space for children, pets and recreation. The lawn is complemented by established planting and raised growing beds, while the generous overall length of the garden creates a feeling of space. The garden is enclosed by boundary fencing and benefits from useful gated side access leading back to the front driveway.

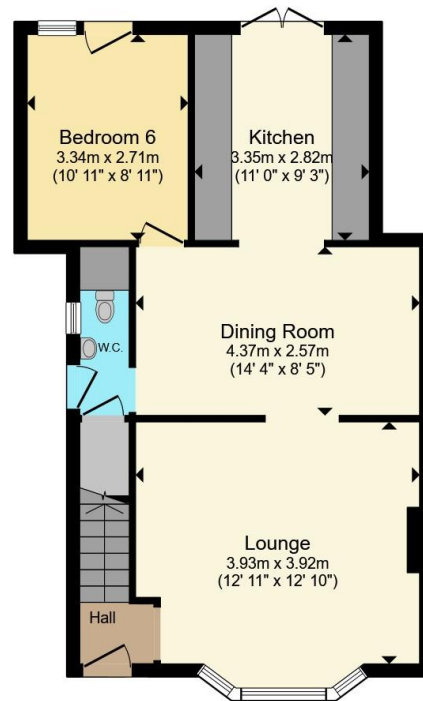
Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

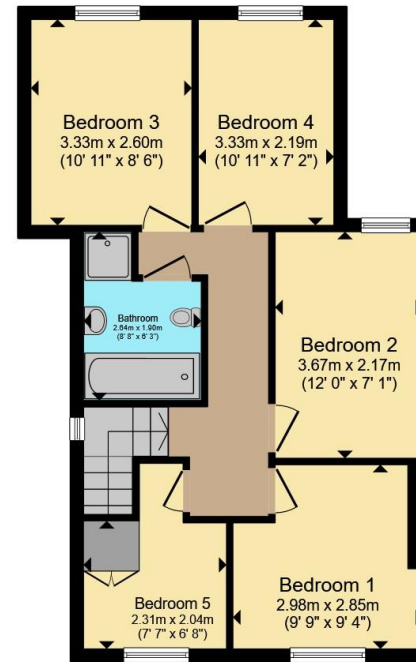








Ground Floor



First Floor

Total floor area 110.3 m² (1,188 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

Connells

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T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311732



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