

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Courtney Road

Kingswood, Bristol, BS15 9RW

£500,000



Council Tax:



# 118 Courtney Road

Kingswood, Bristol, BS15 9RW

£500,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this detached family home which is conveniently situated for amenities, for access onto the Avon ring road and for excellent transport links into the city centre.

The amenities of Kingswood are within easy reach and include a wide variety of independent shops and supermarkets, coffee shops, restaurants, banks, doctors surgeries and dental practices. Courtney Primary School is only a short walk away and plenty of green space which provides excellent outdoor recreational area's for the family to enjoy.

The spacious and versatile accommodation is displayed over three floors and in our opinion would ideally suit a growing family or those seeking home work space.

The accommodation to the ground floor comprises; entrance hall, cloakroom, lounge, dining area and a kitchen. The kitchen is fitted with an extensive range of wall and base units which incorporate many integral appliances which include; an electric double oven, five ring gas hob, microwave, a tall fridge freezer and dishwasher.

To the lower ground floor is a utility area and a large garden room which could be a second lounge or valuable home work space away from the noise of the family!

To the first floor there are four bedrooms and a family bathroom. The master bedroom has the benefit of an en suite shower whilst the bedrooms situated to the rear have fantastic open views!

Externally to the rear of the property is an established garden which is mainly laid to paved patio and lawn and has steps leading down to a single sized garage which is accessed via a rear vehicular lane.

Additional benefits include; uPVC double glazed windows, gas central heating which is supplied by a Worcester boiler and a security alarm.

Properties of this size and style are rarely available so we would encourage an early internal viewing appointment to fully appreciate what this super house has to offer!

## ENTRANCE

Via a part opaque and stained glazed uPVC door, leading into an entrance hall.

## ENTRANCE HALL

Dual aspect uPVC double glazed windows, coved ceiling, radiator, stairs leading to lower ground floor and to first floor and doors leading into cloakroom, lounge and kitchen.

## CLOAKROOM

Opaque uPVC double glazed window to front, white suite comprising: W.C. and wash hand basin with tiled splash backs, security alarm control panel, radiator, tiled floor.

## LOUNGE

17'1" x 12'9" (5.21m x 3.89m)

uPVC double glazed window to front, coved ceiling, feature fireplace, TV aerial point, radiator, square opening leading into dining area.

## DINING AREA

13'5" x 10'9" (4.09m x 3.28m)

Dual aspect uPVC double glazed windows, radiator, door leading into kitchen.

## KITCHEN

14'3" x 10'9" (4.34m x 3.28m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating integral appliances which include: stainless steel electric double oven, microwave, five ring gas hob with a stainless steel cooker hood over, fridge freezer and dishwasher, roll edged work surface, radiator, tiled floor.

## LOWER GROUND FLOOR ACCOMMODATION

### UTILITY AREA

Plumbing for washing machine, door leading into garden room.

### GARDEN ROOM

22'2" x 13'5" (6.76m x 4.09m)

uPVC double glazed window to rear, Worcester boiler supplying gas central heating, radiator, uPVC double glazed sliding patio doors leading into rear garden.

## FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

## LANDING

Loft access, doors leading into all first floor rooms.

## BEDROOM ONE

13'9" x 10'9" (4.19m x 3.28m)

uPVC double glazed window to front, fitted bedroom furniture comprising; wardrobes with shelving and hanging rails and bedside cabinets, radiator, door leading into en suite.

## EN SUITE

White suite comprising; W.C. wash hand basin and shower cubicle with a chrome shower system, light with shaver point, light activated extractor fan, chrome heated towel rail.

## BEDROOM TWO

14'0" x 10'9" (4.27m x 3.28m)

uPVC double glazed window to rear, airing cupboard, radiator.

## BEDROOM THREE

11'0" x 6'8" (3.35m x 2.03m)

uPVC double glazed window to rear, radiator.

## BEDROOM FOUR

11'0" x 7'9" (3.35m x 2.36m)

uPVC double glazed window to front, radiator.

## BATHROOM

8'2" x 7'1" (2.49m x 2.16m)

Opaque uPVC double glazed window to side, white suite comprising; W.C. wash hand basin and panelled twin gripped bath and a shower cubicle, tiled walls, radiator.

## OUTSIDE

## FRONT GARDEN

Two areas of lawn divided by a pathway leading to the main entrance with flower and shrub borders, side pedestrian access to both sides of the property leading into the rear garden.

## REAR GARDEN

Large paved patio leading to areas that are mainly laid to lawn with well stocked herbaceous borders displaying a variety of established trees, flowers and shrubs, greenhouse, water tap, security lighting, rear pedestrian access leading to a garage.

## GARAGE

Single sized garage with metal up and over door.

## ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



## Road Map



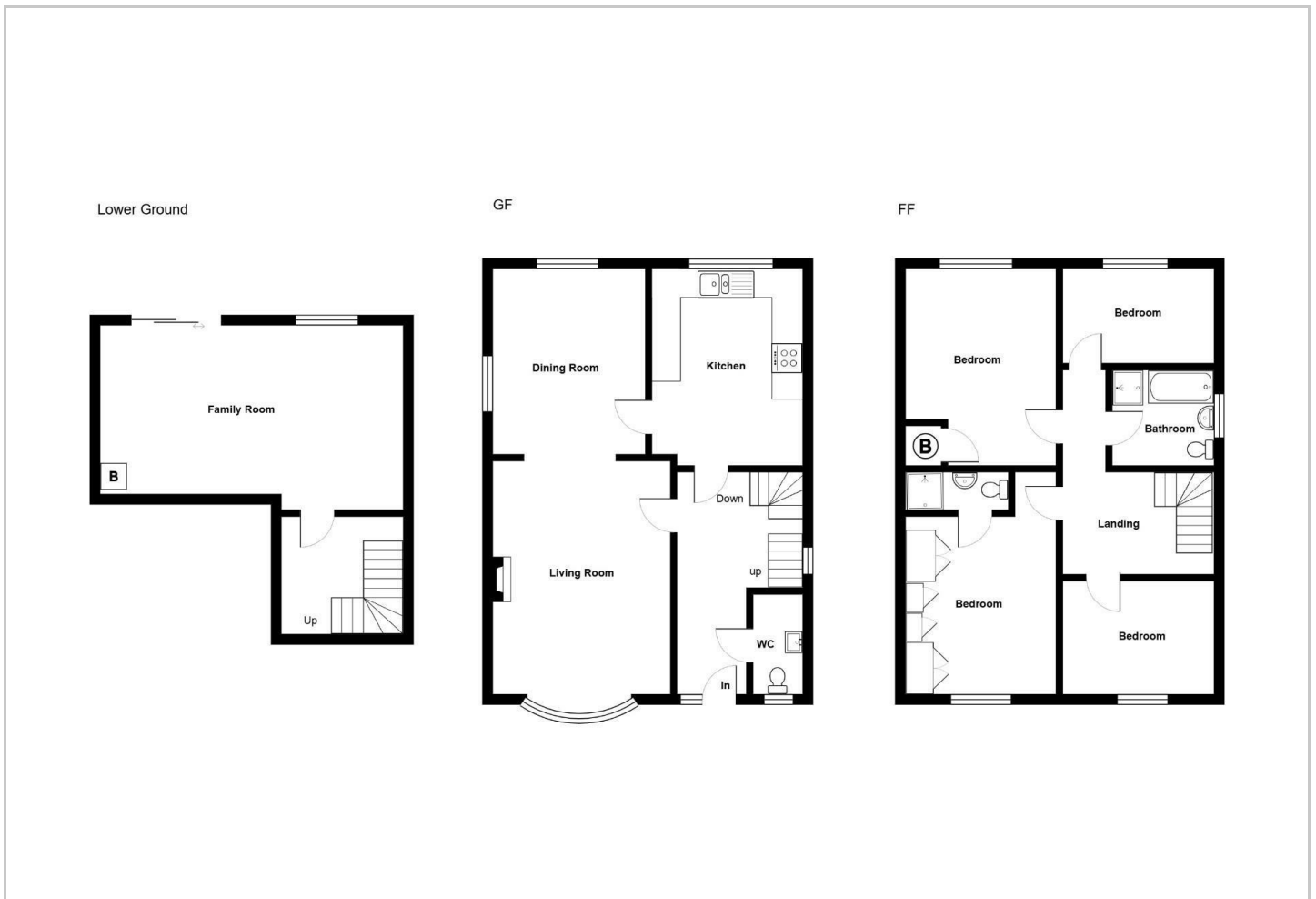
## Hybrid Map



## Terrain Map



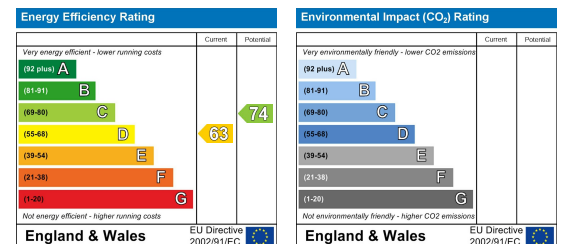
## Floor Plan



## 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.