







## Property Description

Located in a popular residential area in Kingswood is this 5 bedroom spacious family home. Kingswood as an area offers a good array of amenities to include, Kings Chase shopping centre, supermarkets, local shops, eateries, pubs and restaurants as well as Doctors and a Dentist. The area is served well with local schools as well as having good transport links into the Bristol City Centre and surrounding areas

## Porch

UPVC double glazed obscured glass front door leading into a front porch, which is housing a circuit breaker and electric meter, a further decorative UPVC double glazed obscured glass door with UPVC glass windows either sides leading into the entrance hallway.

## Hallway

Central heating radiator, stairs rising to the first floor, doors off into principal rooms.

## Kitchen

16' 8" x 8' 2" ( 5.08m x 2.49m )

UPVC double glazed window to the rear, UPVC double glazed door leading out to the rear garden, a range of base units and drawers with rolled edge worktops over, tiled splashback with matching wall units, integrated microwave, space for range cooker, space and plumbing for washing machine, integrated dishwasher, space for

fridge/freezer, a cupboard housing the boiler, one and half bowl sink unit and drainer with a mixer taps.

## Lounge/Dining Room

UPVC double glazed window to the front aspect, UPVC double glazed french doors leading out to the rear garden, three central heating radiators.

## First Flooring Landing

Doors off to the principal rooms, stairs rising to the second floor.

## Bedroom Two

11' 6" x 11' 1" ( 3.51m x 3.38m )

UPVC double glazed window to the front aspect, central heating radiator.

## Bedroom Three

11' x 8' 8" ( 3.35m x 2.64m )

UPVC double glazed window to the rear aspect, central heating radiator, built-in cupboard.

## Bedroom Five

8' 6" x 7' 9" ( 2.59m x 2.36m )

UPVC double glazed window to the front aspect, central heating radiator.

## W/C

UPVC double glazed obscured glass window,

low level flush WC, fully tiled around.

## Shower Room

UPVC double glazed obscured glass window, extractor fan, chrome heated towel radiator, vanity hand wash basin with mixer taps, walk-in shower with main showers above, tiled around.

## Second Floor Landing

Doors off to the principal rooms, eve storage space.

## Bedroom Four

8' 8" x 7' 7" ( 2.64m x 2.31m )

UPVC double glazed window to the rear aspect, central heating radiator, built-in hanging rails with cupboard space above.

## Bedroom One

14' 8" x 8' 6" ( 4.47m x 2.59m )

Central heating radiator, UPVC double glazed window to the rear aspect.

## Outside

### To The Front

It is laid with chippings, a gated access to the path leading to the front door.

### To The Rear

It has a paved area with a Gazebo, which leads on to the lawn garden area, it is bordering plants and shrubs, a summer house, a fire pit, a garden shed, a gate giving access to the rear parking, it also benefits from a electric charging point.

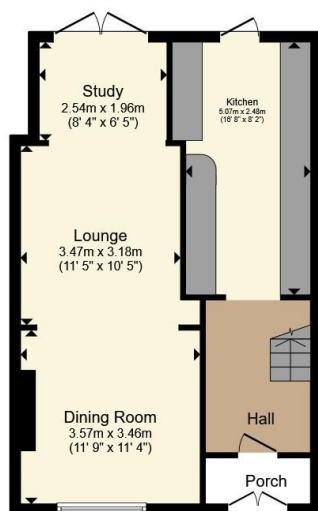




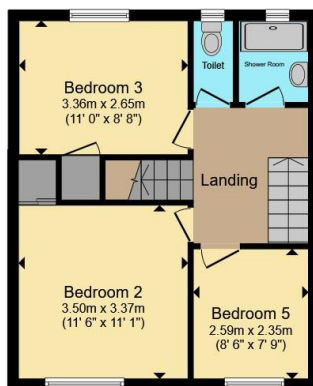




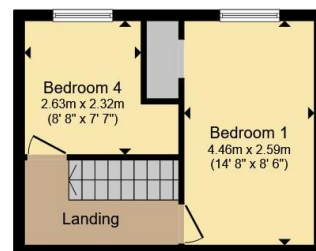




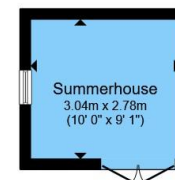
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 125.0 m<sup>2</sup> (1,345 sq.ft.) approx

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1 Regent Street Kingswood  
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EPC Rating: Council Tax  
Awaited Band: C

Tenure: Freehold

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