

Connells

Hill Street
Kingswood Bristol

# Hill Street
# Kingswood Bristol BS15 4EX

for sale
**£525,000**







## Property Description

This beautifully presented and extended family home is arranged over three floors and offers spacious and versatile accommodation throughout. Finished to a high standard, the property is ideal for families and buyers looking for modern living within a convenient Kingswood location. The ground floor comprises entrance hall, spacious lounge with curved bay window, cloakroom and impressive open plan kitchen/dining room with integrated appliances and bi-folding doors opening onto the rear garden. To the first floor can be found two double bedrooms, one with en-suite facilities, alongside the family bathroom. The second floor is dedicated to the principal bedroom suite benefiting from fitted storage

and a stylish en-suite bathroom. Further benefits include double glazing, gas central heating, modern décor throughout and off street parking for multiple vehicles. The enclosed rear garden is arranged over two levels with artificial lawn and side access leading to the front. Kingswood offers a wide range of local amenities including shops, supermarkets, restaurants and schools whilst also providing excellent transport links into Bristol City Centre and surrounding areas.

## Entrance Hall

Double glazed entrance door, tiled flooring, stairs rising to first floor, under stairs storage cupboard, radiator.

## Lounge

11' 11" max x 11' 9" max ( 3.63m max x 3.58m max )

Front aspect curved bay double glazed window, feature fireplace, television point, carpeted flooring, radiator.

## Kitchen/Dining Room

19' 4" x 17' 2" ( 5.89m x 5.23m )

Rear aspect bi-folding double glazed doors opening to rear garden, fitted wall and base units with work surfaces over, integrated oven and induction hob, integrated fridge/freezer, dishwasher and washing machine, inset sink and drainer, breakfast island, spot lighting, tiled flooring, radiator.

## First Floor Landing

Obscure double glazed window to side, stairs rising to second floor, access to bedrooms and bathroom.

## Bedroom One

13' 1" max x 12' 5" max ( 3.99m max x 3.78m max )

Double glazed skylight windows, fitted storage, carpeted flooring, television point, radiator.

## En-Suite One

Rear aspect obscure double glazed window, freestanding bath with mixer tap, vanity wash hand basin, low level WC, heated towel rail, tiled walls and flooring.

## Bedroom Two

11' 9" max x 8' 10" max ( 3.58m max x 2.69m max )

Front aspect double glazed bay window, fitted wardrobes, spot lighting, carpeted flooring, radiator.

## En-Suite

Obscure double glazed window, shower enclosure, vanity wash hand basin, low level WC, heated towel rail, tiled walls and flooring.

## Bedroom Three

11' 6" max x 8' 6" max ( 3.51m max x 2.59m max )

Rear aspect double glazed window, fitted wardrobes, carpeted flooring, radiator.

## Cloakroom

Low level WC, wash hand basin, tiled flooring, extractor fan.

## Family Bathroom

Rear aspect obscure double glazed window, panel bath with shower attachment, vanity wash hand basin, low level WC, heated towel rail, tiled walls and flooring.

## Outside

To The Front

Open plan front driveway providing off street parking for multiple vehicles.

To The Rear

Enclosed rear garden arranged over two levels with artificial lawn, patio seating area, boundary fencing and side access leading to the front of the property.

## 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.







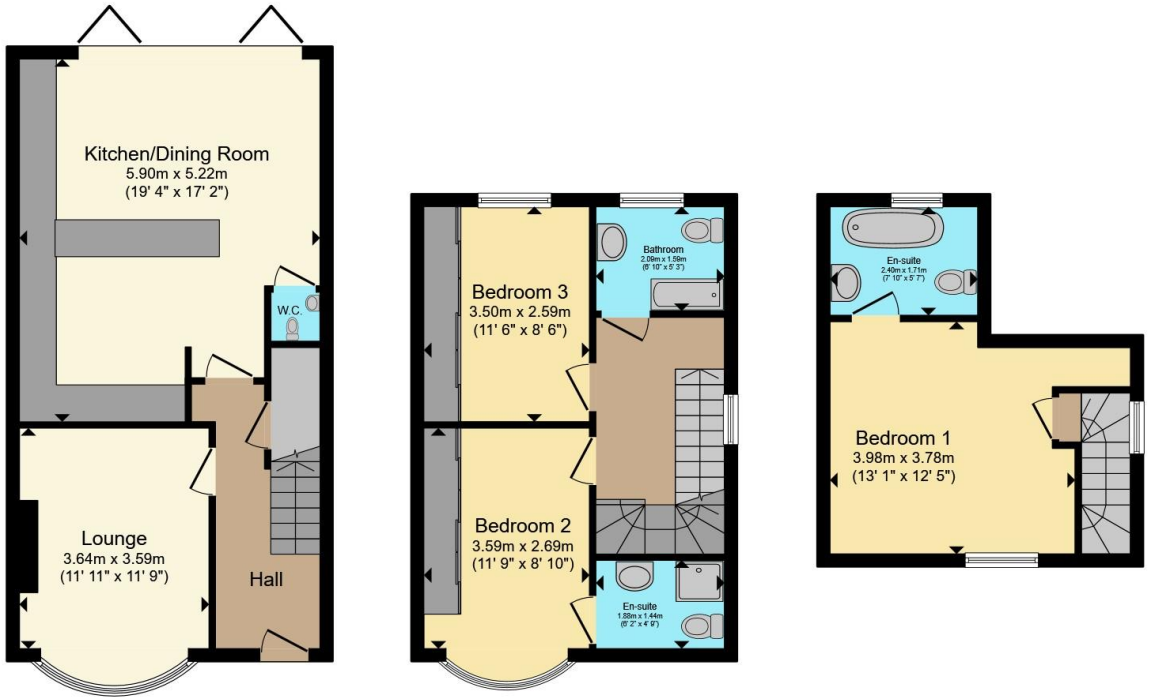













Total floor area 105.7 m² (1,138 sq.ft.) approx

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

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1 Regent Street Kingswood
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/KWD311536**

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