



31 Courtney Way Kingswood Bristol  
BS15 9RY

£329,950

Offered for sale with no onward chain, this beautifully presented three-bedroom semi-detached home offers bright, spacious living - ideal for a growing family. The light and airy accommodation comprises a welcoming entrance hallway leading to a convenient cloakroom and utility room. The generous lounge features elegant glazed French doors opening into a modern kitchen, creating a wonderful sense of flow. The kitchen itself is fitted with a stylish range of high-gloss units and includes integrated appliances such as a fridge, freezer, and cooker. To the rear, a spacious dining room with French doors provides direct access to the garden. Upstairs, the property boasts three well-proportioned bedrooms, two of which benefit from built-in wardrobes, along with a contemporary family bathroom. Externally, the home continues to impress. A block-paved driveway to the front offers off-street parking for two to three vehicles, while gated side access leads to a private, enclosed rear garden. Recently enhanced with a decked seating area, this outdoor space is ideal for relaxing or hosting guests. Further benefits include uPVC double glazing, gas central heating, and a highly convenient location with excellent access to both Bristol and Bath city centres. Early viewing is highly recommended.

### Entrance

The entrance to the property is through a Upvc door with obscure glazed panels.

### Entrance Hallway

Two Upvc double glazed windows to the side, staircase to the first floor, radiator, coving, laminate flooring doors into the lounge, utility room and cloakroom.

### Cloakroom

4' 7" x 2' 0" (1.40m x 0.62m)

Upvc double glazed window to the side, low level WC, corner wash hand basin, tiled splashbacks, laminate flooring.

### Utility Room

6' 7" x 5' 7" max (2.00m x 1.69m)

Upvc double glazed window to the side, bas unit with stainless steel sink unit with mixer tap, space for a washing machine, wall mounted 'Worcester' gas boiler, laminate flooring.

### Lounge

14' 10" x 12' 7" (4.52m x 3.84m)

Upvc double glazed bay window to the front, laminate flooring, TV and telephone point,

glazed French doors to the kitchen, double radiator, coving. glazed door into the dining room.

### Kitchen

12' 8" x 6' 11" (3.85m x 2.12m)

Upvc double glazed window to the rear, range of wall and base units with rolled edge work surfaces and tiled splashbacks, integrated fridge and freezer, integrated oven, ceramic hob, stainless steel cooker hood, stainless steel sink with mixer tap, coving, laminate flooring and inset spot lights.

### Dining Room

11' 7" x 11' 3" (3.52m x 3.43m)

Upvc double glazed French doors to the rear, Upvc double glazed windows to the side, laminate flooring, double radiator.

### First Floor Landing

Upvc double glazed window at half landing, loft hatch, coving, radiator, doors into the bedrooms and family bathroom.

### Bedroom One

10' 7" x 10' 2" into wardrobes(3.23m x 3.09m)

Upvc double glazed windows to the rear, fitted wardrobe with sliding doors, radiator and coving.





### Bedroom Two

10' 0" x 9' 9" into wardrobes (3.05m x 2.96m)  
Upvc double glazed window to the front, radiator, coving, fitted wardrobes with sliding doors.

### Bedroom Three

8' 4" x 7' 5" (2.54m x 2.25m)  
Upvc double glazed window to the rear, radiator, coving.

### Family Bathroom

Upvc double glazed obscure window to the front, white suite comprising of a 'P' shaped bath with electric shower over, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, tiled splashbacks.



### Front Garden

The front garden has been block paved to now provide off street parking for two/three cars, there is gated access to the side of the property which leads to the rear garden.

### Rear Garden

The rear garden is of a generous size, enclosed and private, it has recently been landscaped to now provide a raised decked area perfect for BBQ'S and entertaining, there is a pergola and outside tap.



### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

Band C

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol