



Viewing Day on Saturday 8th July by appointment only please call the office to book your viewing.

This stunning property has been lovingly refurbished by the current owner and now provides everything you could possibly need for modern family living. Situated in a great location close to the amenities of both Kingswood and Staple Hill and with good transport links this is a stunning family home.

The open-plan accommodation flows perfectly through the ground floor with a sitting room to the front leading to a modern fully equipped kitchen and dining room, and then through to a delightful conservatory. This provides a fantastic space for socialising and entertaining and plenty of room for children to play while the adults relax.

Upstairs are three good sized bedrooms two are doubles and one a good sized single room, again beautifully presented.

The bathroom has been cleverly designed to incorporate a roll-top bath which adds a bit of luxury and there is also a walk-in shower cubicle.

The house is completed with off-street parking to the front and to the rear an amazing garden with patio area, a large lawn and decking.

This is a truly lovely family home, so well presented, you can just move your belongings in and start to enjoy!



Features

- Sold On the First Day Of Viewings
- Three bedrooms
- Large open plan living space
- Well equipped kitchen
- Stylish bathroom with bath and shower
- Large rear garden
- Off-street parking
- Great Location





Entrance Hallway

This house is beautifully presented throughout and the front entrance hallway sets the scene for what is to come.

Sitting Room

11'6" x 13'6" (3.52 x 4.14)

The open plan living space starts with a relaxing sitting room to the front of the house, beautifully presented with stylish modern tones. This lovely room has a bay window to the front and benefits from a decorative electric wood burner effect fire. This is a great place for the adults to relax and unwind.

Kitchen/Dining Room

18'0" x 11'3" (5.49 x 3.44)

The contemporary kitchen is fully equipped with a range of wall and base units, a double oven, and integrated fridge/freezer, wine cooler, dishwasher and washing machine.

This well designed space features a breakfast bar and room for a dining room table and chairs. A fantastic room for the family to enjoy socialising and entertaining.

Conservatory

A great addition to any family home the conservatory adds space for large family gatherings or a peaceful space to sit and enjoy the garden.

Bedroom One

10'0" x 13'6" (3.06 x 4.14)

The master bedroom is beautifully presented in modern neutral tones and has a bay window to the front aspect and carpet throughout.

Bedroom Two

10'0" x 11'3" (3.06 x 3.44)

With far reaching views, this bedroom to the rear of the property is presented in neutral tones and has a built-in cupboard providing useful storage space.

Bedroom Three

7'5" x 7'8" (2.27 x 2.35)

This good size single room has a window to the front aspect.

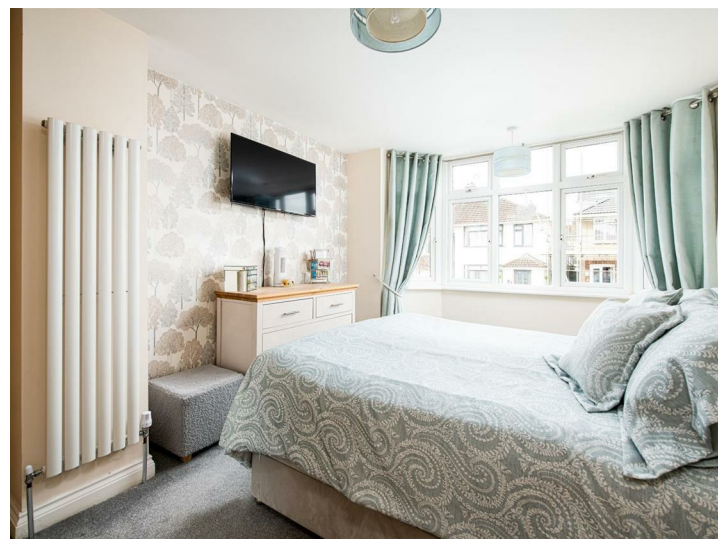
Bathroom

This bathroom is designed to make the best use of the space provided and incorporates a roll-top bath ready for a luxurious soak but also a walk-in shower cubicle, basin with vanity unit, loo and towel rail.

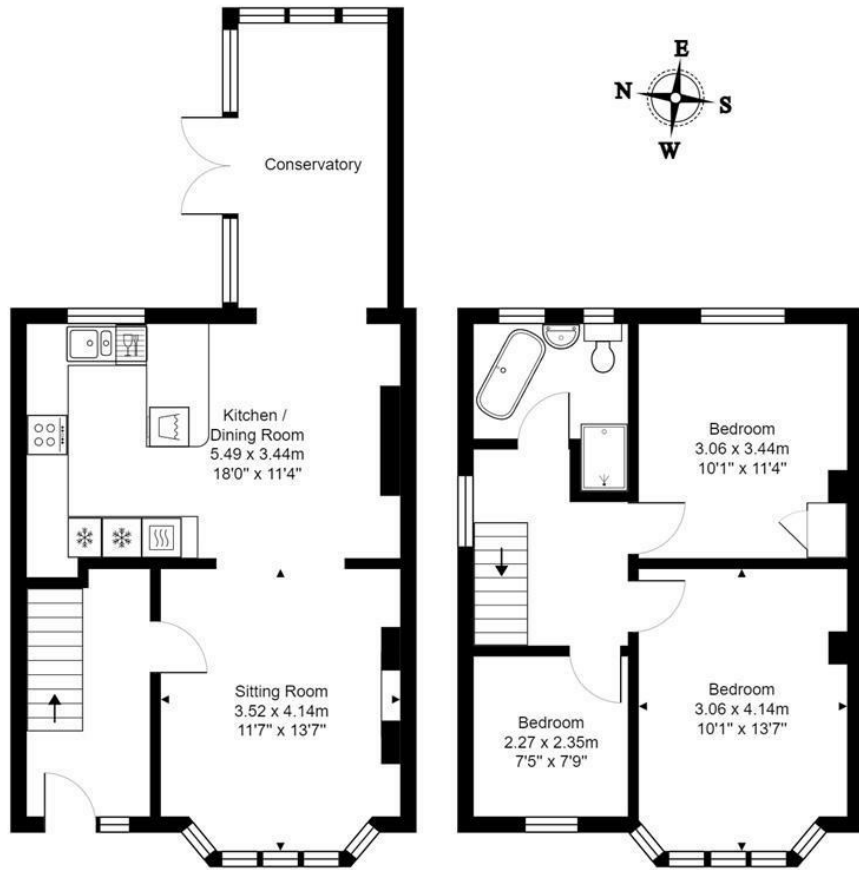
Outside

To the front is ample off-street parking.

To the rear is a simply stunning garden which children will have ample room to play in. It has a very large patio area, large lawn and also a decked area so that you can fully enjoy the sun throughout the day.



TENURE FREEHOLD

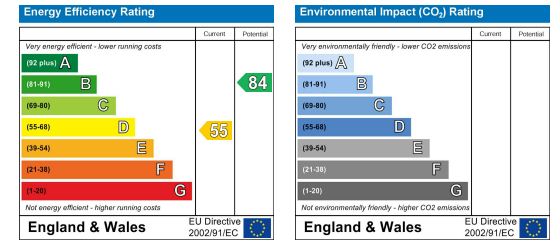


Ground Floor
Area: 50.6 m² ... 544 ft²

First Floor
Area: 40.9 m² ... 440 ft²

Total Area: 91.4 m² ... 984 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.