

# HUNTERS®

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## Firework Close

Kingswood, Bristol, BS15 4LU

£380,000



Council Tax:



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this extended 1970's end of terrace property occupying a secluded cul-de-sac position.

This property is conveniently located for access onto the Avon ring road and for major commuting routes, as well as for pleasant countryside walks over Siston Common which provides excellent outdoor recreational space for the family to enjoy.

This much loved property has had only one owner since it's construction in 1976 and has been extended to the side to provide well presented and spacious accommodation.

The accommodation comprises to the ground floor; a lounge with wood burner, a large kitchen, dining area and a modern shower room. The kitchen has a central island and is fitted with an extensive range of wall and base units, complimented by a granite work surface and breakfast bar, The kitchen has integral appliances which include a range oven with six ring ceramic hob, a tall fridge freezer and a wine cooler, a square opening leads into the dining area and uPVC double glazed French doors lead into the rear garden.

To the first floor there are three double bedrooms and a luxury bathroom with a large jacuzzi bath and a walk-in shower.

Externally to the rear of the property is a generous sized, well maintained garden which extends beyond the width of the property and is mainly laid to lawn and paved patio.

To the front of the property there is a single sized garage with power, light and water tap and two off street parking spaces.

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

We would wholeheartedly encourage an early internal viewing appointment to fully appreciate what this super family home has to offer.

## ENTRANCE

Via a part leaded uPVC double glazed door leading into an entrance porch.

## ENTRANCE PORCH

Double fronted cupboard housing consumer unit and electric meter, tiled floor, door leading into lounge.

## LOUNGE

19'2" x 11'8" (5.84m x 3.56m)

Leaded uPVC double glazed window to front, cast iron wood burner, TV aerial point, radiator, laminate floor, open tread staircase leading to first floor accommodation and an archway leading into an inner hall.

## INNER HALL

Leaded uPVC double glazed door to front, laminate floor, doors leading into shower room and kitchen.

## KITCHEN

17'4" x 10'7" (5.28m x 3.23m)

Ceiling with recessed LED spot lights, central island with granite worksurface/breakfast bar with an double Belfast sink inset with chrome mixer tap with professional hose, extensive range of wall and base units incorporating integral appliance to include; range oven with six ring ceramic hob and with extractor fan over, tall fridge freezer, and wine cooler, granite worksurface with upstand, plumbing for washing machine, contemporary style vertical radiator, tiled floor, square opening leading into dining area and uPVC double glazed French doors leading into rear garden.

## SHOWER ROOM

Opaque uPVC double glazed window to front, ceiling with recessed LED spot lights, modern white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with a Mira shower system, tiled walls, anthracite flat panelled radiator, tiled floor.

## FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

## LANDING

Loft access, dado rail, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, spindled balustrade, doors leading into all first floor rooms,

## BEDROOM ONE

11'9" x 10'6" (3.58m x 3.20m)

Leaded uPVC double glazed window to front, storage cupboard with shelving, radiator.

## BEDROOM TWO

13'2" x 10'7" widest point (4.01m x 3.23m widest point)

uPVC double glazed window to rear, fitted sliding mirror fronted wardrobe with hanging rail and shelving, radiator.

## BEDROOM THREE

11'9" x 8'2" (3.58m x 2.49m)

uPVC double glazed window to rear, over stairs storage cupboard, radiator.

## BATHROOM

10'72 x 8'7" (3.05m x 2.62m)

Opaque uPVC double glazed window to front, ceiling with recessed LED spot lights, modern classic white suite comprising; large jacuzzi bath, W.C. with concealed cistern, wash hand basin with chrome mixer tap and double fronted cupboard below and a walk-in shower with a Mira shower system, anthracite flat panelled radiator, tiled walls.

## 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.

## OUTSIDE

### FRONT

Small area laid to loos shingle with raised flower and shrub borders, path leading to a covered entrance.

### GARAGE

Single sized garage with metal up and over door, power, light and water tap.

### OFF STREET PARKING

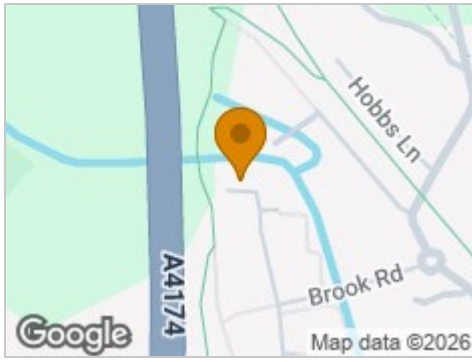
Two off street parking spaces positioned in front of the garage.

### REAR GARDEN

Paved patio leading to an area which is mainly laid to lawn with herbaceous borders displaying a variety of trees and shrubs, storage shed, water tap, wooden gate providing pedestrian access.



## Road Map



## Hybrid Map



## Terrain Map



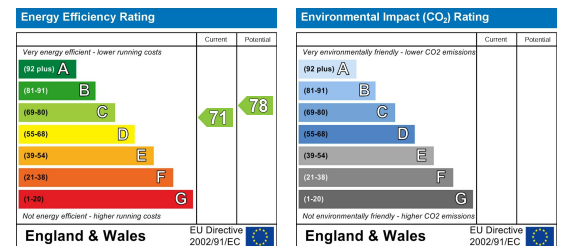
## Floor Plan



## 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.