

# HUNTERS<sup>®</sup>

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## Spring Hill

Kingswood, Bristol, BS15 1XW

£410,000



Council Tax: C



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented bay fronted extended semi-detached family home which is located conveniently within easy walking distance of St Stephens Infant School.

The property is also situated close to the amenities of both Kingswood and Staple Hill, which provide a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The spacious accommodation comprises to the ground floor; entrance hall, a lounge and a kitchen/living area situated to the rear of the property. This area creates a super social zone in the very heart of the property. The kitchen is fitted with a range of white high gloss units, incorporating a stainless steel electric double oven and hob and the living area has uPVC double glazed French doors leading into the rear garden.

To the first floor there are three bedrooms and a bathroom with an over bath shower. The two larger bedrooms have the benefit of having sliding fronted built in wardrobes.

Externally to the front of the property is a large area which is laid to block paving, providing ample off street parking spaces for several cars.

The generous sized rear garden is mainly laid to lawn and patio, complimented by well maintained established herbaceous borders.

To the rear of the garden is a large detached garage which measures 5.61m x 4.78m and has power and light and an electric operated door.

Situated in front of the garage is an additional area for off street parking which is secured by wooden barn style gates.

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

We would encourage an early internal viewing appointment to fully appreciate all this wonderful property has to offer.

## ENTRANCE

Via a uPVC door with an opaque, leaded and stained glazed centre window.

## ENTRANCE HALL

Coved ceiling, cupboard housing consumer unit and electric meter, under stairs storage cupboard, radiator, Karndean floor, spindled staircase leading to first floor accommodation and doors leading into lounge and dining room/living room.

## LOUNGE

14'3" into bay x 12'0 (4.34m into bay x 3.66m)  
uPVC double glazed bay window to front, stone built fireplace, radiator.

## KITCHEN/DINER

### DINING ROOM/LIVING ROOM

18'3" x 9'7" (5.56m x 2.92m)  
uPVC double glazed French doors leading into rear garden, under stairs storage cupboard housing a modern Worcester boiler supplying gas central heating and domestic hot water, electric flame effect fire, radiator, laminate floor, access leading into kitchen.

## KITCHEN

10'8" x 10'1" (3.25m x 3.07m)  
uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted white high gloss wall and base units incorporating an integral Zanussi stainless steel double electric oven with four ring ceramic hob with a stainless steel cooker hood over, plumbing for washing machine, space for a tumble dryer, space for a tall fridge freezer, roll edged work surface, laminate floor, opaque uPVC double glazed door to side.

## FIRST FLOOR ACCOMMODATION

## LANDING

uPVC double glazed window to side, loft access ( we understand from the seller that the loft is boarded, is insulated, has a Velux window and a pull down ladder for access), coved ceiling, Spindled balustrade, doors leading into all first floor rooms.

## BEDROOM ONE

12'2" x 8'1" measured to wardrobes (3.71m x 2.46m measured to wardrobes)

uPVC double glazed window to front, built in part mirror fronted sliding wardrobes with hanging rails and shelving, radiator.

## BEDROOM TWO

9'6" x 7'5" measured to wardrobes (2.90m x 2.26m measured to wardrobes)

uPVC double glazed window to rear, built in part mirror fronted sliding wardrobes with hanging rails and shelving, radiator.

## BEDROOM THREE

7'9" x 7'5" (2.36m x 2.26m )

uPVC double glazed window to front, radiator.

## BATHROOM

8'4" 5'0" (2.54m 1.52m)

Opaque uPVC double glazed window to rear, classic white suite comprising; W.C. wash hand basin with chrome

mixer tap and panelled bath with chrome mixer tap and chrome shower system with monsoon shower head and hand held attachment, chrome heated towel rail, tiled walls.

## FRONT

A large area laid to block paving providing several off street parking spaces, wooden gate providing side pedestrian access into rear garden.

## REAR GARDEN

A patio area leading to an area which is mainly laid to lawn with a stepping stone pathway leading to a paved patio area situated to the rear of the garden and garage, established herbaceous borders displaying small trees and shrubs, water tap, outside power points, outside lighting, two timber framed garden sheds, garden surrounded by a boundary wall.

## GARAGE

18'5" x 15'8" (5.61m x 4.78m)

Dual aspect uPVC double glazed windows, electric operated roller shutter door, power and light, security alarm.

## OFF STREET PARKING

An area situated in front of the garage providing secure off street parking spaces behind wooden barn style gates.



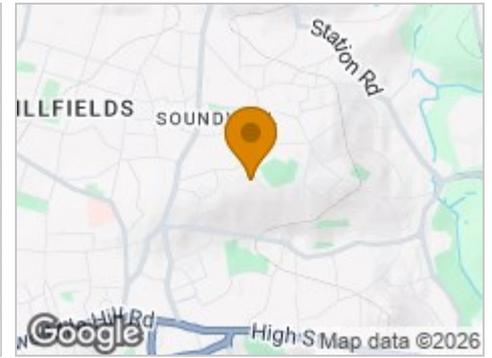
## Road Map



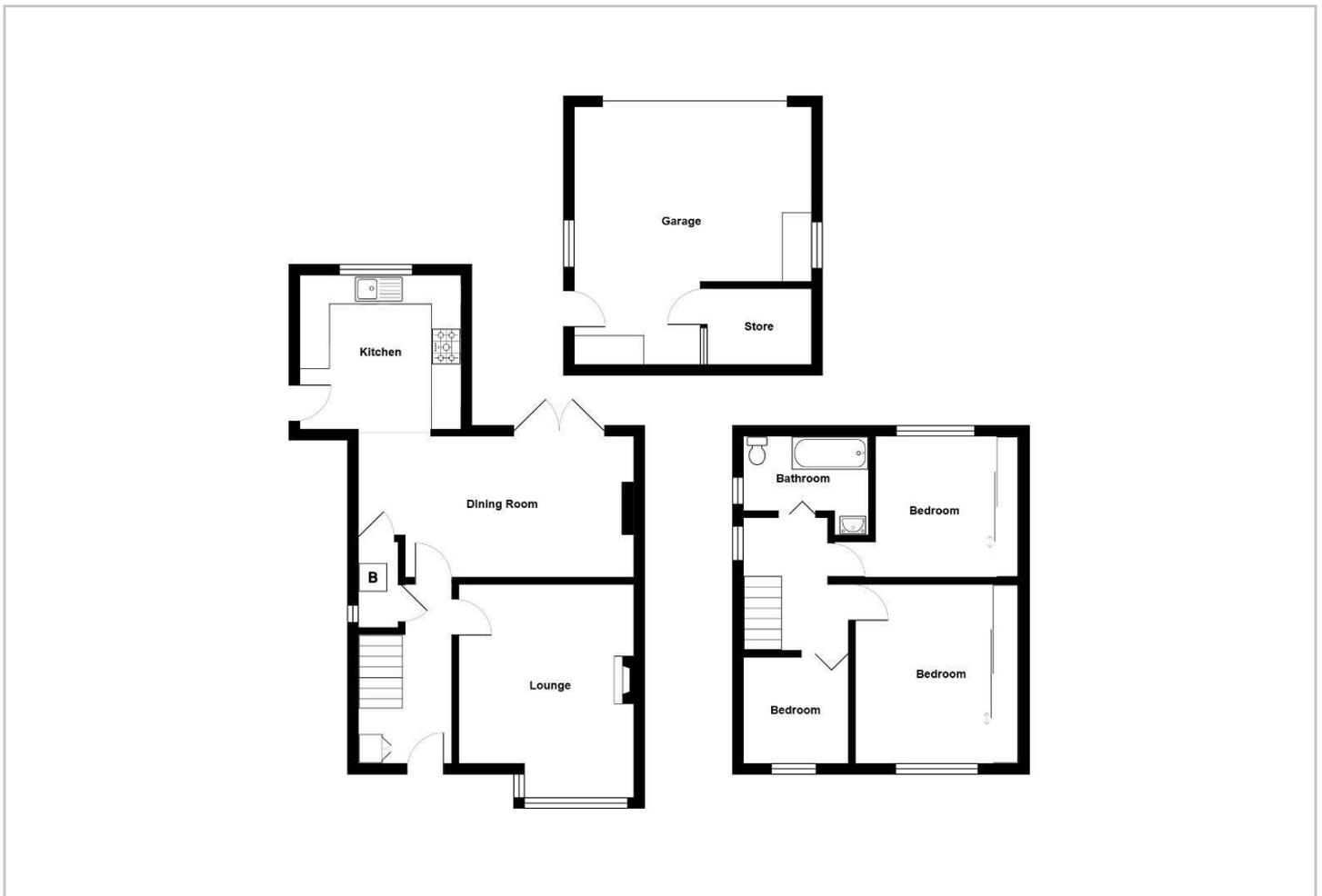
## Hybrid Map



## 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.