

# HUNTERS®

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## Kilby Road

Stoke Gifford, Bristol, BS34 8DJ

£450,000



Council Tax: D



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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this recently built Crest Nicholson semi-detached home located within the new Highbrook View development in Stoke Gifford which is perfect for growing families and commuters. The development is conveniently situated close to many local employers which include MOD, UWE and Bristol Business Park. There are excellent transport links with Bristol Parkway station being a short walk away, with trains to London Paddington in just over an hour and good road links to both Bristol and Bath and easy access onto The Ring road, M4 and M5 motorways. Retail parks, food outlets, gyms and supermarkets, all less than a mile away with large areas of public space being close by which creates a semi-rural environment.

The property offers spacious living accommodation which is displayed over 3 floor which comprises, to the ground floor: entrance hallway, cloakroom, kitchen/diner with integrated appliances, lounge with French doors that lead out to the rear garden. To the first floor can be found 3 good size bedrooms and a family bathroom. A staircase rises to the second floor where the master bedroom can be found which has an en-suite shower room. Externally the property benefits from having a good size lawn rear garden with patio and a driveway to side providing off street parking for 2 cars.

## ENTRANCE HALLWAY

Access via a composite opaque double glazed door, radiator, Amtico wood effect laminate floor, stairs rising to first floor, doors leading to: cloakroom, lounge and kitchen/diner.

## CLOAKROOM

Opaque UPVC double glazed window to front, close coupled W.C, pedestal wash hand basin, radiator, Amtico wood effect floor, tiled splash back.

## LOUNGE

16'3" x 10'5" (4.95m x 3.18m)

UPVC double glazed window to rear, UPVC double glazed French doors leading out to rear garden, built in under stair storage cupboard, TV point.

## KITCHEN/DINER

15'8" x 9'2" (4.78m x 2.79m)

UPVC double glazed window to front, range of fitted white high gloss wall and base units, laminate work top with matching upstands, single stainless steel sink bowl unit with mixer tap, built in stainless steel electric double oven and gas hob, stainless steel extractor fan hood, integrated fridge freezer, integrated washing machine and dishwasher, LED downlighters, double radiator.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Radiator, large built in storage cupboard, turning staircase rising to second floor, doors leading to bathroom and bedrooms 2,3 and 4.

## BEDROOM TWO

11'11" x 8'11" (3.63m x 2.72m)

UPVC double glazed window to front, radiator.

## BEDROOM THREE

10'6" x 8'11" (3.20m x 2.72m)

UPVC double glazed window to rear, radiator.



## BEDROOM FOUR

10'6" x 7'0" (3.20m x 2.13m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to front, panelled bath with mains controlled shower system over, glass shower screen, pedestal wash hand basin, close coupled W.C, tiled walls, tiled effect floor, extractor fan, heated towel rail, LED downlighters.

## SECOND FLOOR ACCOMMODATION:

### MASTER BEDROOM

15'11" x 12'7" (4.85m x 3.84m)

UPVC double glazed dormer window to front, double radiator, fitted double mirror fronted wardrobe, loft hatch, door to en-suite.

### EN-SUITE

Pedestal wash hand basin, close coupled W.C, shower enclosure with glass sliding door, housing mains controlled shower system, tiled walls, tiled effect floor, heated towel rail, extractor fan, shaver point, LED downlighters, shaver point.

## OUTSIDE:

## REAR GARDEN

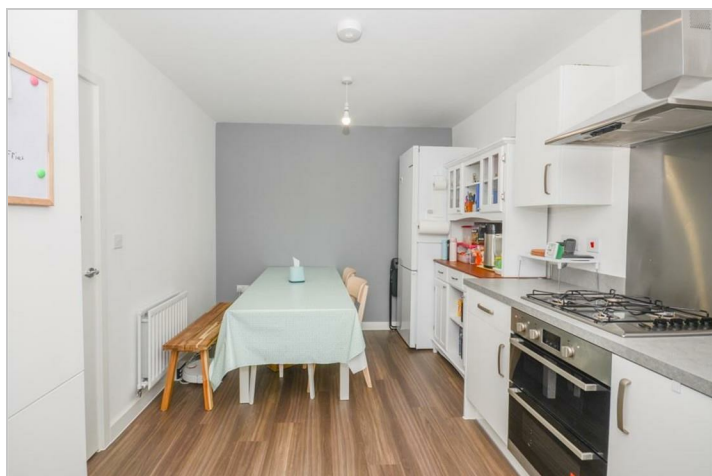
Patio with matching pathway leading to a good size lawn, timber framed shed, double power socket, side gated access, enclosed by boundary fencing.

## FRONT GARDEN

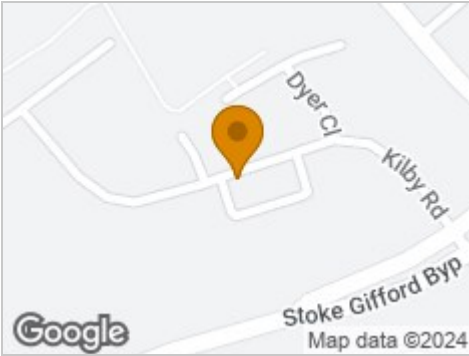
Small area laid to lawn, paved pathway leading to entrance.

## DRIVEWAY

Laid to tarmac, providing off street parking for 2 cars (back to back).



Road Map



Hybrid Map



Terrain Map



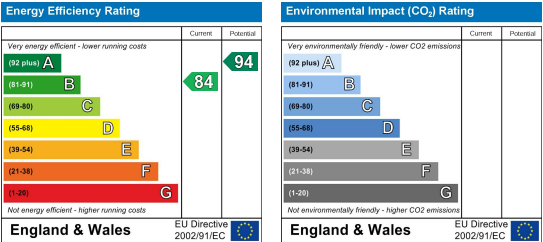
Floor Plan



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.