

# HUNTERS®

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## Kingston Drive

Mangotsfield, Bristol, BS16 9BQ

£375,000



Council Tax: C





# 7 Kingston Drive

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£375,000



## DESCRIPTION

Set within a quiet residential road and occupying a generous corner plot, this extended three-bedroom semi-detached family home offers spacious and versatile accommodation, ideally positioned for the amenities of both Downend and Mangotsfield. The property also benefits from excellent transport links, providing convenient access to the Ring Road and motorway networks.

The well-presented accommodation briefly comprises an inviting entrance hallway, a comfortable lounge, separate dining room, and a fitted kitchen/breakfast room, a useful study, shower room, and utility enhancing the practicality of the home.

To the first floor are two well-proportioned double bedrooms, a generous single bedroom and a family bathroom.

Externally, the property enjoys a large, mature corner plot garden predominantly laid to lawn, complemented by a split-level patio area. Additional benefits include an attached single garage and driveway providing off-street parking and solar panels to the rear roof of the panel which are owned.

Offered to the market with no onward chain, this is an excellent opportunity for families seeking a spacious home in a convenient and well-connected location.

## ENTRANCE PORCH

Double door access, window to side, opaque UPVC double glazed door to hallway.

## HALLWAY

Radiator, telephone point, under stair storage cupboard, housing gas and electric meters, stairs rising to first floor, doors leading to: lounge, dining room and study.

## LOUNGE

14'8" (into bay x 14'7" (4.47m (into bay x 4.45m)  
UPVC double glazed bay window to front, double and single radiators, TV point, sliding door leading through to dining room.

## DINING ROOM

12'6" x 12'2" (3.81m x 3.71m)  
Double radiator, patio door leading out to rear garden.

## STUDY

7'9" x 8'6" (2.36m x 2.59m)  
Double radiator, door to shower room, opening leading through to kitchen.

## SHOWER ROOM

Close coupled WC, pedestal wash hand basin, corner shower enclosure housing a Triton shower system.

## KITCHEN/BREAKFAST ROOM

17'7" x 7'8" (5.36m x 2.34m)  
Extension to rear, UPVC double glazed window to rear, double radiator, range of fitted wall and base units, laminate work top with matching breakfast bar incorporating a 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, space for dishwasher and fridge freezer, built in cupboard with shelving, UPVC

double glazed double doors leading out to garden, door to utility.

#### UTILITY

Opaque UPVC double glazed window to side, wall and base units, laminate work top, radiator, space and plumbing for washing machine, radiator.

#### FIRST FLOOR LANDING

Opaque UPVC double glazed window to side, loft hatch, doors leading to bedrooms and bathroom.

#### BEDROOM ONE

15'1" (into bay) x 12'3" (4.60m (into bay) x 3.73m)  
UPVC double glazed bay window to front, radiator.

#### BEDROOM TWO

12'3" x 12'2" (3.73m x 3.71m)  
UPVC double glazed bay window to front, radiator.

#### BEDROOM THREE

8'5" x 9'4" (2.57m x 2.84m)  
UPVC double glazed window to front, radiator.

#### BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath with

tap/shower mixer attachment over, close coupled WC, pedestal wash hand basin, built in airing cupboard housing Worcester combination boiler.

#### OUTSIDE:

##### REAR GARDEN

Large mature corner plot garden laid mainly to lawn, split level patio with matching pathway to side, pathway leading to back of garden, variety of established plants, shrubs and trees, water tap, outside light, gated side access, enclosed by boundary fencing.

##### FRONT GARDEN

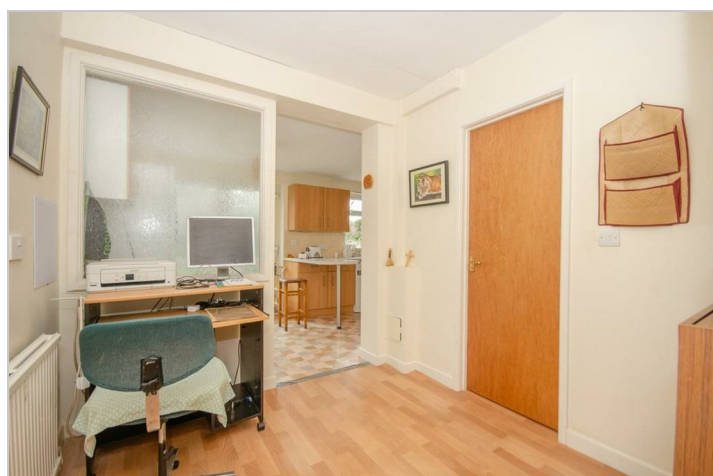
Plant/shrub borders, enclosed by boundary wall.

##### DRIVEWAY

Providing off street parking for 1/2 cars.

##### GARAGE

Attached single, up and over door, power and light.



Road Map



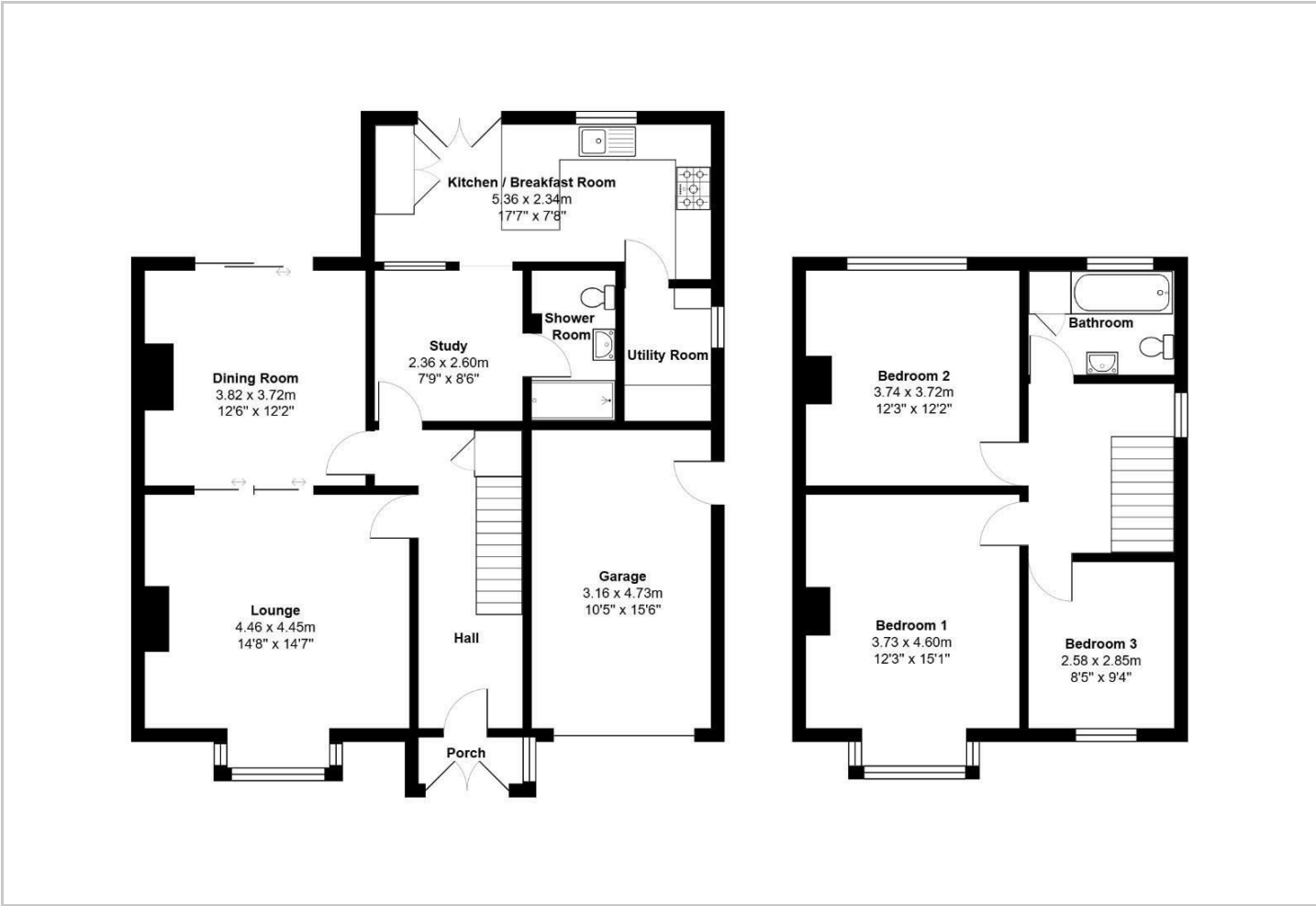
Hybrid Map



Terrain Map



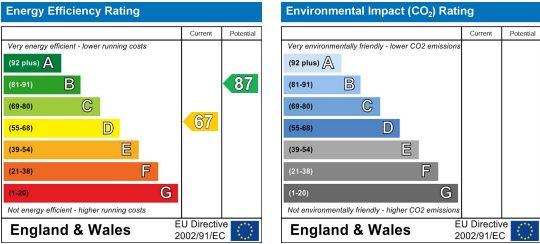
Floor Plan



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.