

HUNTERS®

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Kingston Close

Mangotsfield, Bristol, BS16 9BH

£500,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this immaculately presented, extended family home which occupies a quiet cul-de-sac position convenient for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The amenities of both Downend and Emersons Green are also situated within easy reach and include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The property is also ideally positioned for the popular Blackhorse Primary School, Stanbridge Primary School, Mangotsfield Secondary School and Downend Secondary School which are within easy walking distance.

The property offers well presented, spacious and versatile accommodation throughout which comprises to the ground floor; an entrance hall, a lounge with a wood burner, a dining room with an archway which leads into an open plan kitchen/diner and family room, a utility room and a cloakroom.

The kitchen/diner is fitted with an extensive range of modern grey coloured high gloss wall and base units which is complimented by a granite worksurface and breakfast bar. Integral appliances include two Neff electric ovens, a four ring induction hob with extractor fan, a tall fridge freezer and a dishwasher.

Whilst the kitchen/diner provides an excellent social zone for the family to enjoy in the very heart of the property, the family room which has bi-folding doors leading into the rear garden is the perfect area to relax away from the rest of the property.

To the first floor there are four bedrooms (three doubles and one single) and a family shower room. The beautiful master bedroom has the benefit of a walk-in wardrobe with interior lighting, hanging rails and shelving and a superb en suite bathroom. A staircase leads to a loft room with Velux window and radiator and a door which leads into an easy accessible boarded loft space with lighting.

Externally to the front of the property is a large area which is laid to block paving, providing off street parking spaces and to the rear there is a well maintained garden. The garden is accessed via doors leading from the kitchen/diner and family room onto a large composite decking with glass balustrade. The garden is mainly laid to lawn with established herbaceous borders.

To the rear of the garden is a detached garage measuring 18'3" x 21'2" which is accessed via a side vehicular lane. The garage has power and light and a roller shutter door and would be ideal for those looking for vehicular storage. The garage also has cavity walls lending itself for conversion into a rear annexe (subject to the relevant planning consent). Additional benefits include uPVC double glazed and modern aluminium double glazed windows and a Worcester boiler supplying gas central heating.

In our opinion this property would suit a growing family or for those

seeking home work space due to its size and versatility that's on offer.

An early internal viewing appointment is highly recommended to fully appreciate what this wonderful property has to offer.

ENTRANCE

Part opaque and leaded glazed composite door, leading into an entrance hall.

ENTRANCE HALL

Radiator, laminate floor, stairs leading to first floor accommodation and doors leading into lounge and dining area.

LOUNGE

14'7" x 12'9" (4.45m x 3.89m)

uPVC double glazed window to front, recess to chimney breast housing a cast iron wood burner, TV aerial point, radiator.

DINING AREA

15'0" x 11'3" (4.57m x 3.43m)

uPVC double glazed window to front, ceiling with recessed LED spot lights, under stairs storage cupboard, part exposed feature brick wall, radiator, wooden floor, archway leading into kitchen/diner.

KITCHEN/DINER

17'8" x 11'8" (5.38m x 3.56m)

Modern aluminium double glazed window to rear, ceiling with recessed LED spot lights, granite worksurface and breakfast bar with upstand and with a stainless steel sink inset with chrome mixer tap with professional hose, extensive range of modern grey coloured high gloss wall and base units with under pelmet lighting and soft close doors and drawers and incorporating two Neff stainless steel ovens, one of the ovens also has a microwave and warming drawer, a four ring induction hob with extractor fan over, tall fridge freezer and dishwasher, electric plinth heater, contemporary anthracite vertical radiator, tiled floor, modern aluminium double glazed French doors leading into rear garden and access into family area.

FAMILY AREA

11'4" x 10'7" (3.45m x 3.23m)

Modern aluminium double glazed window to rear, part feature tiled wall, contemporary anthracite vertical radiator, tiled floor, bi-folding doors leading into rear garden and door leading into utility room.

UTILITY ROOM

9'1" x 6'8" (2.77m x 2.03m)

Plumbing for washing machine, space for a tumble dryer, space for a tall fridge freezer, tiled floor, door leading into cloakroom.

CLOAKROOM

Opaque uPVC double glazed window to side, white suite comprising; W.C. wash hand basin with grey coloured high gloss cupboard below, tiled splash backs, Worcester boiler supplying gas central heating and domestic hot water, radiator, tiled floor.

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FIRST FLOOR ACCOMMODATION

LANDING

Under stairs storage cupboards, stairs leading to second floor and doors leading into all bedrooms and shower room.

BEDROOM ONE

16'8" x 11'3" (5.08m x 3.43m)

uPVC double glazed window to front, cornice ceiling, radiator, walk-in wardrobe with lighting, hanging rails and shelving, door leading into en suite.

EN SUITE

9'9" x 5'7" (2.97m x 1.70m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. panelled bath with chrome mixer tap with shower attachment and a chrome over bath shower system with folding side splash screen, tiled walls, chrome heated towel rail.

BEDROOM TWO

13'0" x 10'0" (3.96m x 3.05m)

uPVC double glazed window to front, radiator, laminate floor.

BEDROOM THREE

11'2" x 10'1" (3.40m x 3.07m)

uPVC double glazed window to rear, radiator.

BEDROOM FOUR

8'2" x 7'6" (2.49m x 2.29m)

uPVC double glazed window to front, fitted double fronted cupboard with over head storage cupboards, radiator.

SHOWER ROOM

7'4" x 5'6" (2.24m x 1.68m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome

mixer tap and shower cubicle with chrome shower and body jets, tiled walls, chrome heated towel rail.

SECOND FLOOR

LANDING

Doors leading into loft room and boarded loft space with lighting.

LOFT ROOM

13'9" x 11'3" (4.19m x 3.43m)

Velux window to rear, under eave storage cupboard, radiator.

OUTSIDE

FRONT

Large block paved area providing off street parking spaces.

REAR GARDEN

Composite decking with glass balustrade leading to an area which is mainly laid to lawn, herbaceous borders stocked with established trees and shrubs, block paved path leading to garage, outside lighting, water tap, courtesy door leading into garage, garden surrounded by wooden fencing and boundary wall, double barn style wooden gates providing access via a side vehicular lane.

GARAGE

21'2" x 18'3" (6.45m x 5.56m)

Metal roller shutter door, power and light.



Road Map



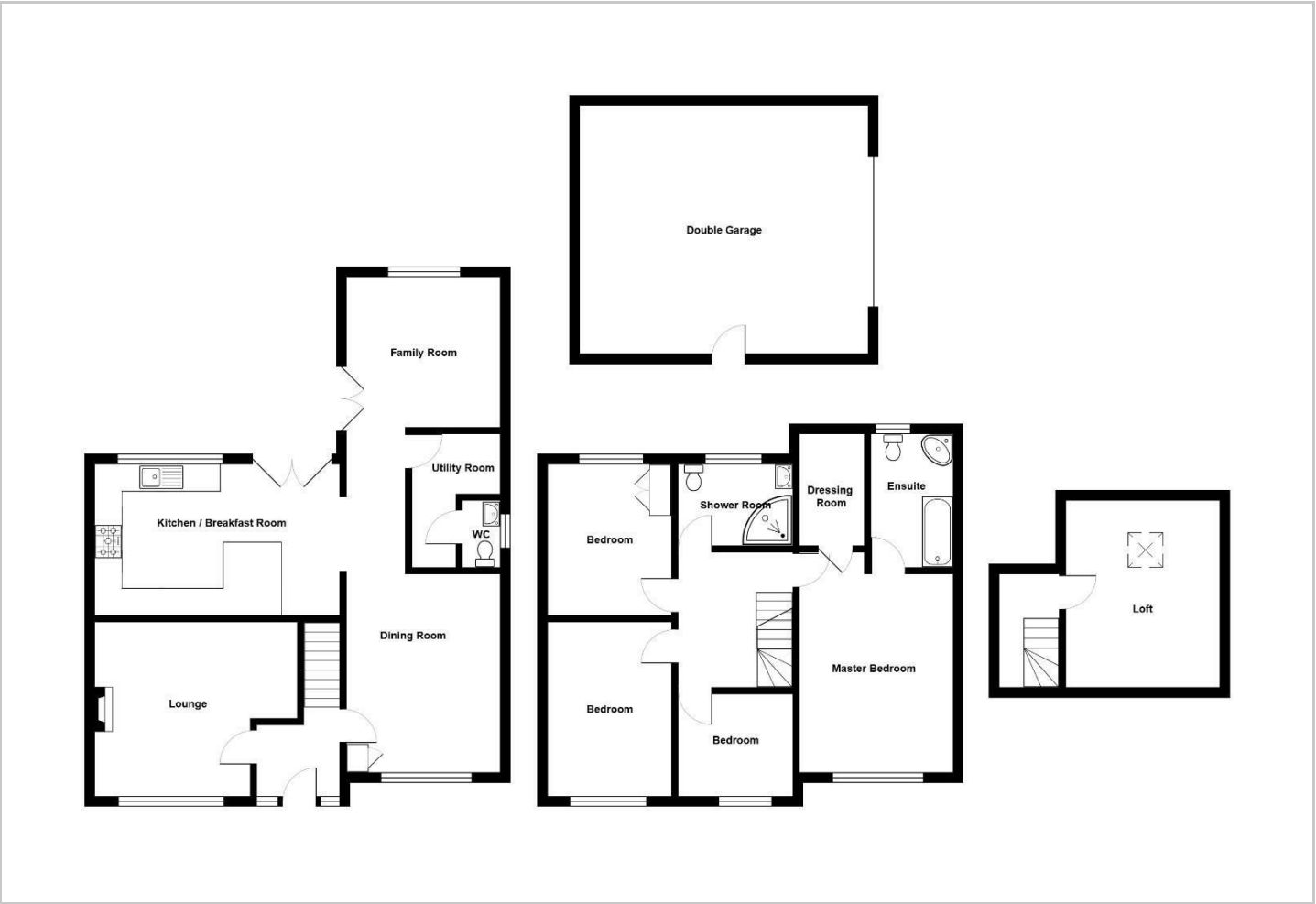
Hybrid Map



Terrain Map



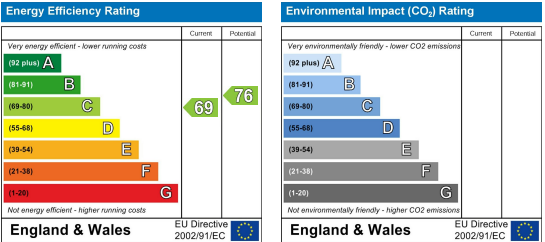
Floor Plan



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.