

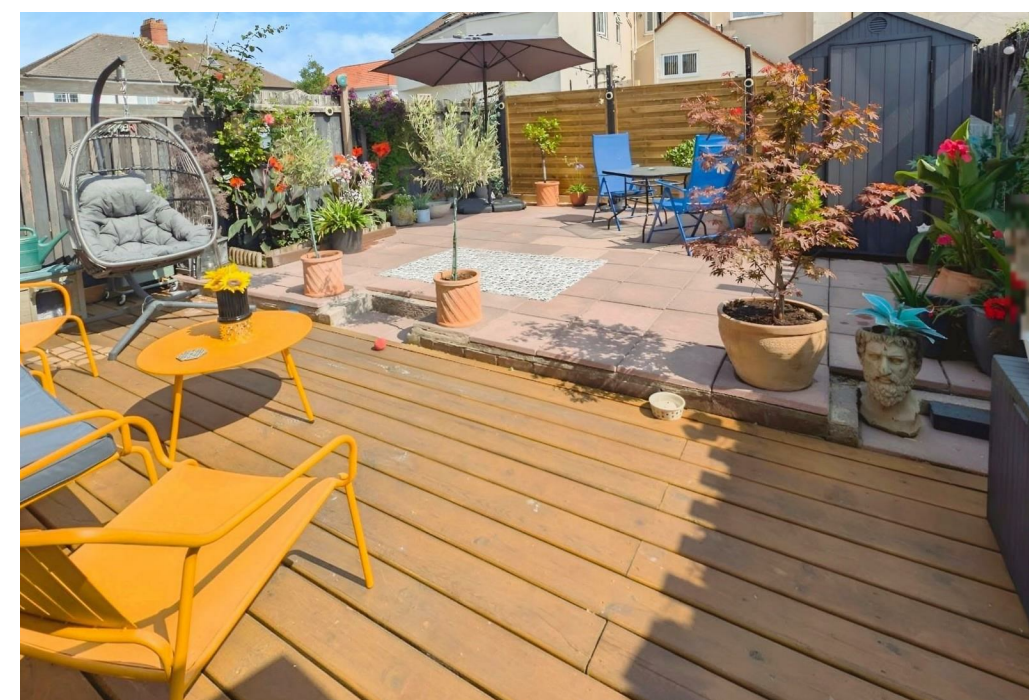
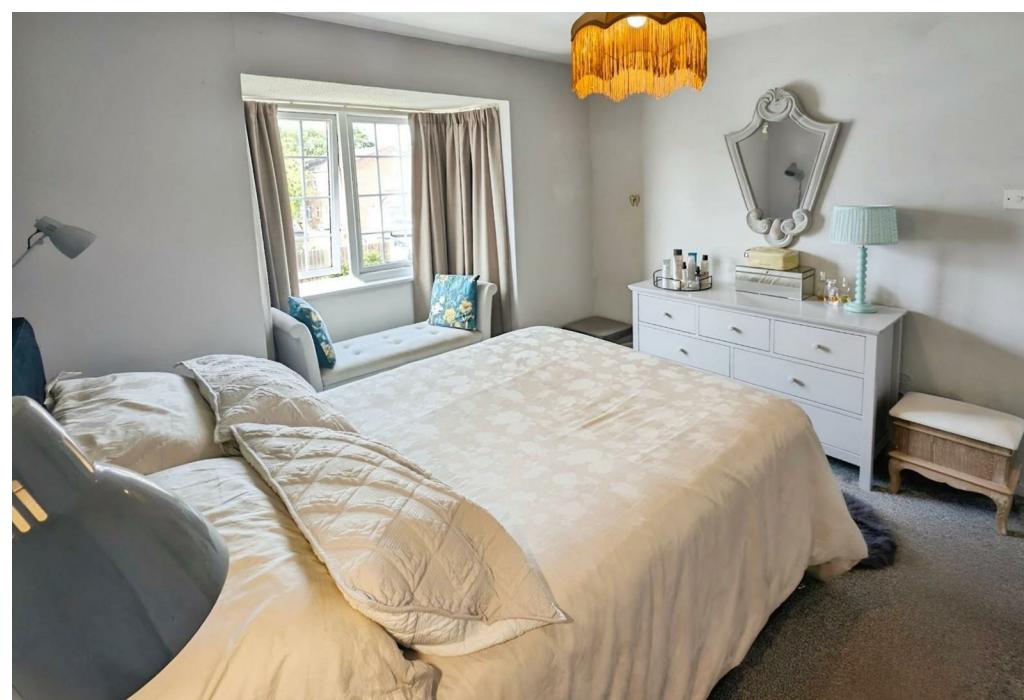
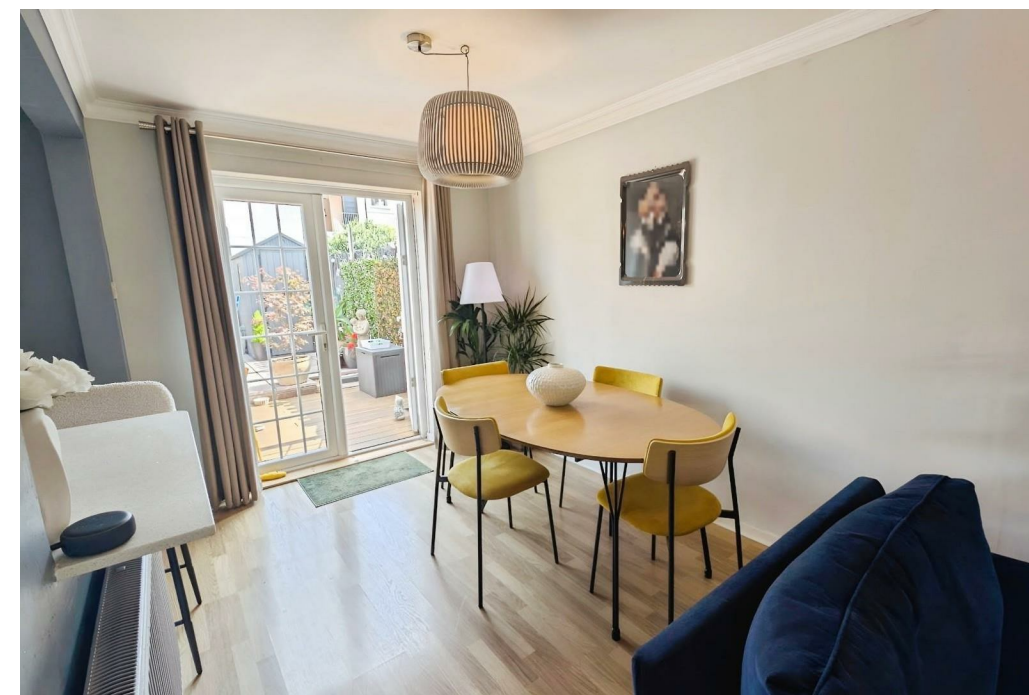


Kingfisher Drive,
Bristol,
BS16 1TZ

£395,000

3 1 2 C

Hunters Estate Agents - Fishponds office are delighted to promote this modern end terrace 3-bedroom home maintained and improved by the present owners to a high standard. This luxury home has been significantly improved by the present owners and is offered in immaculate order. Ideally suited to professionals and young families alike. The property offers modern contemporary decorations alongside 2 generous receptions and a feature kitchen, all with a modern open plan style. This fine home offers 3 well proportioned bedrooms together with a luxury bathroom, having a separate independent shower. The property is located within a secluded spot whilst providing good access to local shops, services and nearby Metro bus connection. Hunters Exclusive - recommended viewing. Call Fishponds Office for OPEN HOUSE events viewing.



Ground Floor

Feature composite timber grain effect entrance door with stained and leaded glazed details into...

Entrance Hall

Feature laminate wood grain effect floor, staircase to first floor with useful cupboard beneath, radiator, large built in coat cupboard with coat hooks and shelves.

Cloak Room

White suite of low level WC and vanity wash basin with cupboard beneath, eye level UPVC double glazed and frosted window to front, feature laminate wood grain effect floor.

Lounge 12'10" x 11'0"

UPVC double glazed and multi paned effect window to front with pleasant outlook onto the front garden, feature laminate wood grain effect floor, feature marble fireplace with an inset real flame gas fire, coved ceiling. radiator, wide opening into...

Dinning Room 9'6" x 8'1"

Feature laminate wood grain effect floor, UPVC double glazed French doors leading onto the rear garden, wide opening and granite fitted peninsular breakfast bar into...

Kitchen 11'2" x 8'11"

Fitted with a stylish range of contemporary dark blue finished wall, floor and drawer storage cupboards with brass effect handles to incorporate an electric range cooker and American style upright fridge/freezer, feature granite working surfaces and inset bowl sink with mixer taps over, integrated dishwasher, space for washing machine and tumble dryer, splashback tiling, UPVC double glazed and multi paned window overlooking the rear garden, radiator.

First Floor Landing

Built in cupboard containing a combination gas fired boiler for domestic hot water and central heating (not tested) Radiator.

Bedroom 1 10'10" x 10'5"

Minimum excluding a UPVC bay window with pleasant elevated outlook onto the front garden, radiator.

Bedroom 2 11'5" x 10'4"

UPVC double glazed window to rear, radiator.

Bedroom 3 9'11" x 6'11"

UPVC double glazed window to the front, radiator.

Bathroom 9'2" x 7'1"

Luxuriously appointed with a white suite of tiled paneled bath with mixer shower attachment over, vanity wash basin with cupboard beneath and low level WC, independent cubical with a built in thermostatically controlled shower, feature vinyl floor covering and fully tiled walls, eye level UPVC double glazed and frosted window to front, access to roof space, heated towel rail.

Exterior

Off Street Parking

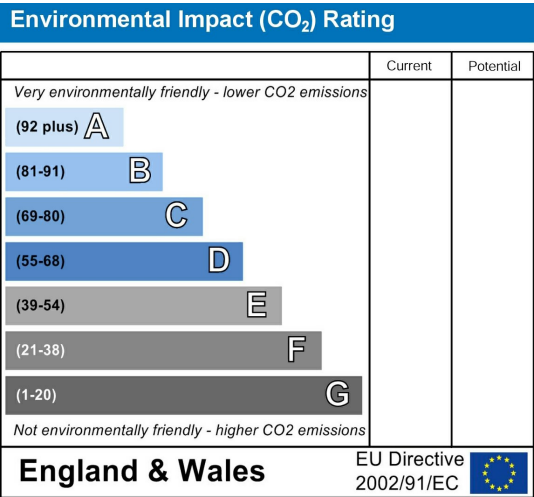
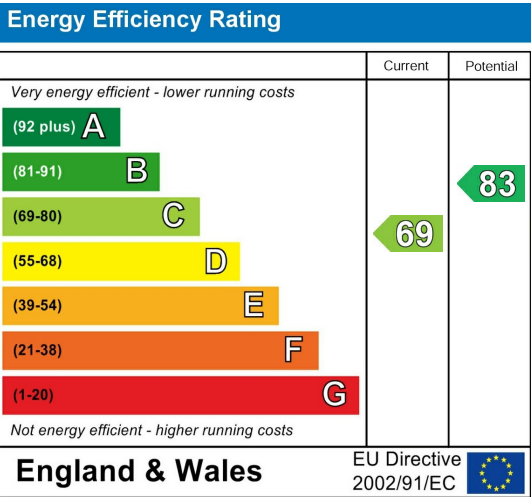
To the front and rear of the property are communal areas of parking for local residents.

Garden

The secluded front garden offers two sections of level lawn within well established boundaries having well stocked borders with flowering plants and shrubs. The similar sized rear garden is fully enclosed and provides an initial timber decked surface leading onto an extensive paved patio with a shed to one side and timber edged border. Outside taps, side pedestrian door opening onto an informal parking area.

Tenure: Freehold
Council Tax Band: C

- A highly impressive end terraced 3-bedroom modern home
- Stylish open plan arranged ground floor accommodation
- Immaculate condition throughout and tastefully decorated
- Ideally suited to professionals and growing families
- Luxury bathroom with independent shower and ground floor cloakroom
- Upvc double glazing and gas heating
- Enclosed front and rear gardens with privacy
- Discreet location close to local shops and services
- Call Fishponds office for OPEN HOUSE viewing event times
- Hunters Exclusive - recommended viewing



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.