





# Kimberley Crescent, Bristol, BS16 5AF

£435,000



Hunters Estate Agents - Fishponds Office is delighted to offer this charming 3 bedroomed semi-detached home with a hugely impressive mature garden arranged on 3 sides of the property. This fine home which been cared for and modernised by the recent owner and offers a lovely home has a great atmosphere and unique qualities. Located at the head of this established cul de sac this desirable home is ideally suited to professionals and growing families. Seldom available this rare property offers extensive mature gardens with impressive planting throughout providing outstanding possibilities for play, fruit and vegetable production, crafts and simple relaxation. The property has been maintained to a good standard throughout and offers much original character. The property offers a Lounge, Dining room and Kitchen on the ground floor. On the first floor there are 3 bedrooms alongside a Bathroom. This property is well placed for a range of shops, cafes and services along Staple Hill and Fishponds' High Streets. Hunters Exclusive - recommended viewing.





## GROUND FLOOR

Multi paned entrance door into...

## ENTRANCE LOBBY

Purpose built floor cupboards, inner half glazed internal door into...

## HALL

Staircase to first floor, UPVC double glazed window to side, cupboard containing electric consumer unit.

## LOUNGE 12'8" x 12'0"

Feature cast iron fireplace with a natural wood surround and built in real flame coal effect gas fire (not tested) Dimension maximum overall into a UPVC double glazed bay window, radiator.

## DINING ROOM 14'4" x 11'9"

Feature cast iron fireplace with a natural wood surround and marble stone hearth, alcove shelves, radiator, UPVC double glazed window with a lovely outlook onto the rear garden.

## KITCHEN 12'3" x 7'3"

A stunning room with a range of contemporary cream high gloss effect wall, floor and drawer storage cupboards with feature 'shell' working surfaces with an inset China sink with mixer taps over, built in brushed steel effect John Lewis oven and glass topped hob with sealed extractor above, large walk in shelved larder, space for upright fridge/freezer and washing machine, UPVC double glazed doors opening onto the rear garden, lovely outlook onto same, triple aspect UPVC double glazed windows on two sides, timber grain effect flooring, radiator.

## FIRST FLOOR LANDING

Access to roof space, UPVC double glazed and frosted window to side, built in shelved cupboard.

## BEDROOM 1 13'0" x 10'9"

Radiator, UPVC double glazed window to front, dimension maximum overall into alcoves.

## BEDROOM 2 11'5" x 8'8"

UPVC double glazed windows to rear with a lovely elevated outlook onto the rear garden beyond, radiator.

## BEDROOM 3 10'0" x 6'6"

Picture rail, radiator, UPVC double glazed window to front.

## BATHROOM 8'3" x 7'4"

White suite of panelled bath, low level WC and pedestal wash basin, radiator, attractive splash back tiling, fitted electric shower over bath, UPVC double glazed and frosted window to rear, cupboard with a wall mounted Worcester combination gas fired boiler for domestic hot water and central heating (not tested)

## EXTERIOR

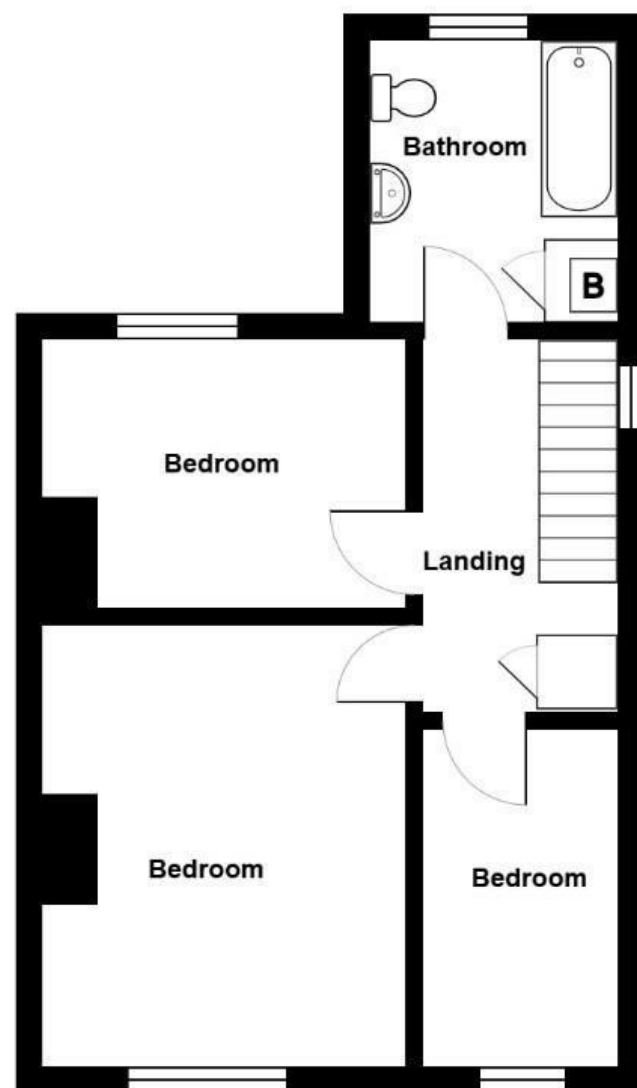
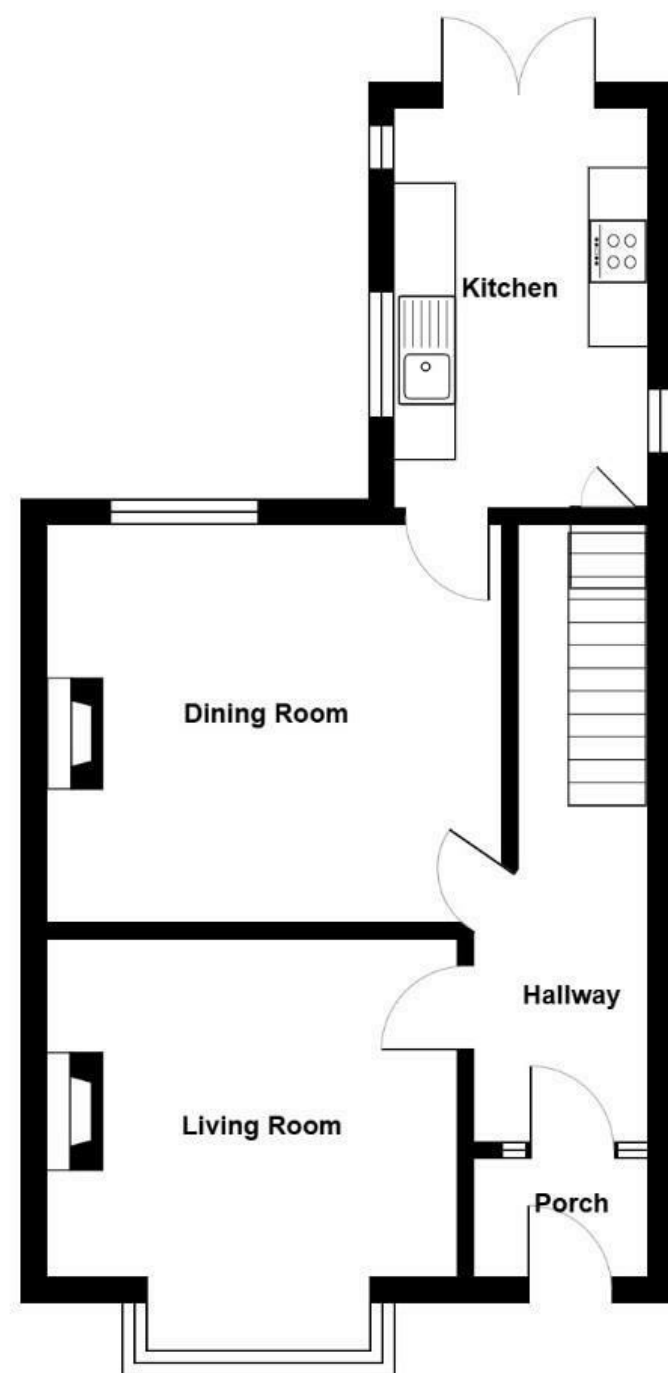
To the front of the property is a concrete laid hard standing suitable for the off street parking of two cars.

## GARDEN

The property benefits from a modest front garden with numerous plants and shrubs with a decorative gravelled edge to one side of the parking space. The significant rear garden a particular feature of the sale offers impressive space, landscaped throughout to form informal lawns with corresponding beds and borders stocked with an imaginative and mature selection of flowering plants, spring flowers, mature shrubs alongside concrete laid and gravelled pathways. Within the rear garden is a former world war 2 shelter converted to form a garden work shop potting shed. The garden enjoys a pleasant open aspect and high degree of privacy in parts. Outside tap. Set behind a fence boundary is the original concrete slab position for the garage and/or additional off street parking if required.

## AML (Anti money laundering)

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”



Tenure: Freehold  
Council Tax Band: C

- A charming semi detached home with character
- Stunning mature and landscaped rear garden
- Tucked away position at the end of a cul de sac
- Stylish modern contemporary Kitchen
- A perfect home for professionals or active families
- Off street parking, potential Garage space and Garden workshop/potting shed
- Close to Staple Hill High Street shops and services
- Scope to extend (subject to authority)
- Call Fishponds Office for OPEN HOUSE event viewing times
- Hunters Exclusive - recommended viewing

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 84        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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.