



14 Kingston Avenue, Bristol, BS31 3LF

£625,000

* NO ONWARD SALES CHAIN* Nestled in the charming area of Kingston Avenue, Saltford, Bristol, this immaculately presented four-bedroom detached house is the perfect family home. With its spacious layout and modern finishes, this property offers a welcoming atmosphere for families of all sizes.

The house boasts four well-proportioned bedrooms, providing ample space for relaxation and privacy. The family bathroom is thoughtfully designed, catering to the needs of a busy household. The property is set within the desirable catchment areas for both Saltford and Wellsway schools, making it an ideal choice for families seeking quality education for their children.

In addition to its generous living space, this home features a garage and off-street parking for up to three vehicles, ensuring convenience for family members and guests alike. The outdoor space is perfect for children to play and for hosting gatherings, enhancing the overall appeal of this delightful residence.

This property is not just a house; it is a home where memories can be made. With its prime location and family-friendly features, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this stunning property your own.

Entrance via composite front door giving access into

Porch Area



Tiled flooring with underfloor heating, single radiator, spot lights, fitted storage space, opening through to Kitchen / Dining room.

Kitchen / Dining Room

13'8" x 18'8" (4.18 x 5.70)



UPVC double glazed windows to side and front aspect, a refitted kitchen with a range of wall and floor units and Quartz work surface over, sink unit with Quooker hot water tap over, integrated fridge / freezer, integrated Neff dishwasher, integrated Neff hide and slide cooker with additional microwave combination and plate warmer, integrated Neff induction hob with a Teriyaki Grill and contemporary extractor fan over, island with Quartz work surface over and storage beneath, breakfast bar, tiled flooring with underfloor heating, spot lights and fitted Sonos ceiling speakers, two separate radiators, door to cloakroom, internal doors leading to sitting room

Cloakroom

UPVC double glazed frosted glass window to side aspect, close coupled WC, wash hand basin with mixer tap, single radiator, tiled flooring with under floor heating, spot light

Sitting Room

12'4" x 18'10" (3.77 x 5.76)



Wooden effect laminate flooring, pebble effect gas fire place, single radiator, double radiator, door to under stair storage cupboard, opening to conservatory

Conservatory

8'11" x 18'6" (2.74 x 5.64)



A selection of UPVC double glazed windows to side and rear, UPVC double glazed patio doors opening to rear garden, reflective glass and self cleaning roof, single paneled radiator, wooden effect laminate flooring, door to utility room

Utility Room/Office

17'8" x 7'9" (5.39 x 2.37)



UPVC double glazed patio doors to rear aspect, UPVC double glazed feature window to side aspect, a range of base units with Quartz work surface over, sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, space for additional free standing fridge / freezer, wooden effect laminate flooring, spot lights, single radiator, door to garage

Garage

13'4" x 7'9" (4.07 x 2.37)

Power and lighting, electric door opening to driveway

First Floor Landing

UPVC double glazed window to side aspect, loft hatch, cupboard housing Worcester combination boiler, fitted shelving

Bedroom One

14'11" x 9'11" (4.55 x 3.04)



UPVC double glazed window to front aspect, single radiator

Bedroom Two

10'2" x 8'4" (3.1 x 2.56)



UPVC double glazed window to rear aspect, single radiator

Bedroom Three

9'7" x 8'7" (2.94 x 2.64)



UPVC double glazed window to front aspect, single radiator, fitted wardrobe space, spot lights

Bedroom Four

6'9" x 9'11" (2.08 x 3.04)



UPVC double glazed window to rear aspect, single radiator

Family Bathroom

9'8" x 7'0" (2.97 x 2.15)



UPVC double glazed frosted glass window to side aspect, oval shaped free standing / double ended bath with mixer taps and shower attachment, separate shower cubicle with rainfall shower attachment, wash hand basin with mixer taps and storage beneath, heated towel rail, tiled effect flooring, spot lights

OUTSIDE



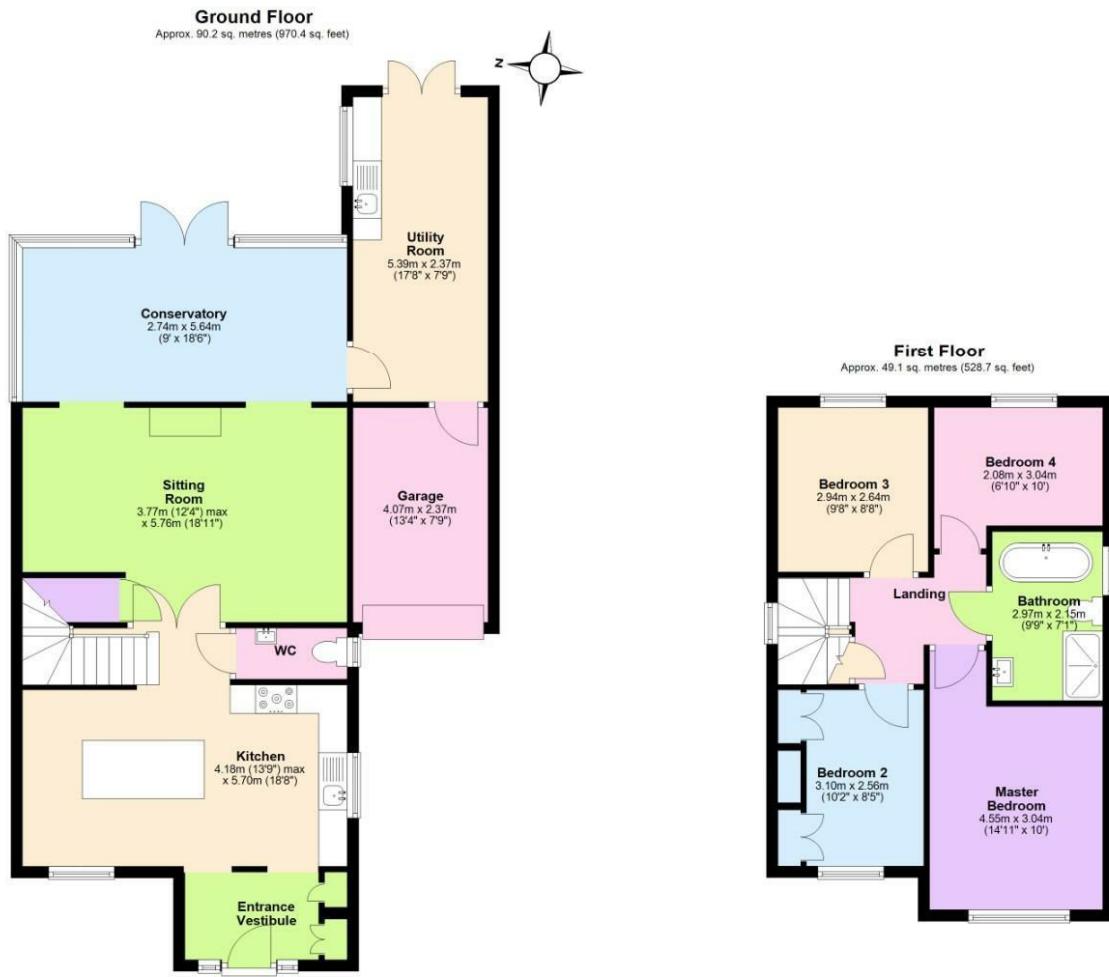
The FRONT of the property has a block paved driveway providing off street parking, remainder is laid to lawn, a further area of gravel provides additional parking. An EV charge is included in the sale. The REAR garden has

a recently laid decking immediately adjoining the property, remainder is laid to lawn with a patio area to the right hand side of the garden, ideal for garden furniture or to be used as a Barbecue area. A summer house to the rear of the garden equipped with power and lighting. The garden is fully enclosed by wooden fencing.

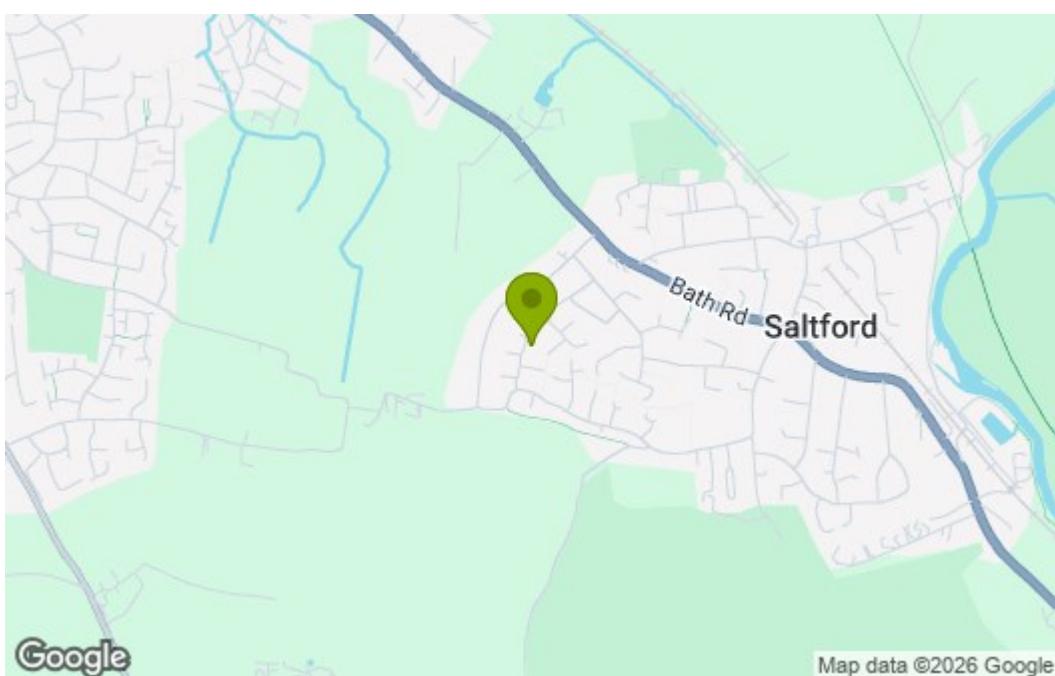
Directions

Sat Nav BS31 3LF

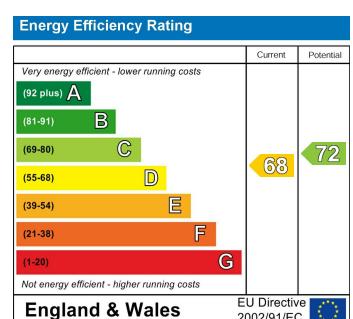
Floor Plan



Area Map



Energy Efficiency Graph



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