



1 Kingston Avenue, Bristol, BS31 3LF

Offers In The Region Of £695,000

Welcome to this beautifully presented four-bedroom detached family home, nestled in a tranquil cul-de-sac on Kingston Avenue, Saltford, Bristol. This property has been thoughtfully extended, offering a spacious and modern living environment perfect for family life.

As you enter, you are greeted by a generous hall and reception room that flows seamlessly into an open-plan kitchen and dining area. The kitchen is designed for both functionality and style, featuring bi-folding doors that open out to a delightful west-facing garden, ideal for enjoying the afternoon sun and entertaining guests.

The home boasts four well-proportioned double bedrooms, providing ample space for family members or guests. The master bedroom benefits from an en-suite WC, adding a touch of convenience to your daily routine. The family bathroom is also well-appointed, ensuring comfort for all.

Entrance via double glazed composite door, obscure double glazed panels

Hallway



uPVC double glazed window to front aspect, one single period style radiator, stairs rising to first floor, wooden flooring, doors leading to WC,

WC



uPVC double glazed obscure window to side aspect, part tiled walls, wooden effect flooring, low level WC, wash hand basin, mixer tap over, single panel radiator

Sitting Room



Multi glazed door, uPVC double glazed high level window to side aspect, L shaped open plan room, featured wall panels, feature wood burning stove, granite hearth, large period style radiator, door to understairs cupboard, door leading into play room, coving, leads into kitchen diner

Play Room



Window to side aspect, coving

Kitchen/Dining Room



Lantern roof, anthracite grey aluminum coated bi folding doors leading to rear garden, anthracite grey aluminum window to rear aspect, wood effect flooring, inset spots, wall mounted period radiator, range of wall and base units with quartz work surface, breakfast bar, integrated double wine cooler, Neff integrated dishwasher, Villeroy and Bosch ceramic sink, tap over, integrated bin store, Neff induction hob, extractor fan over, quartz splash back, Smeg oven and grill, integrated fridge freezer, larder/coffee station, inset spotlights, door leading to utility room

Utility Room

uPVC obscure window to side aspect, cupboard with space and plumbing for washing machine and tumble dryer, cupboard housing Worcester combination boiler, quartz worksurfaces, storage cupboard, double radiator, inset spot lights.

First Floor Landing

Access to loft space, storage cupboard with wooden shelving for linen, doors to

Master Bedroom



uPVC double glazed window to rear aspect, period style radiator, hinged door to

En Suite



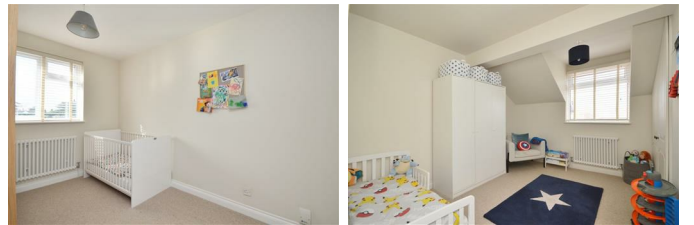
Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, wash hand basin with mixer tap over and storage drawer beneath, fully tiled shower cubicle with fixed glazed screen and rainfall shower over, inset spots, tiled flooring, fully tiled walls, chrome heated towel rail, extractor.

Bedroom Two



uPVC double glazed window to front aspect, period style radiator, storage cupboard with shelving.

Bedroom Three



uPVC double glazed window to front aspect, period style radiator.

Bedroom Four



uPVC double glazed window to rear aspect, period style radiator, wardrobes with hanging rail,

Family Bathroom



Obscured uPVC double glazed window to rear aspect, suite consisting concealed cistern w/c, wash hand basin with mixer taps over and storage drawers beneath, panelled bath with hinged glazed shower screen and shower attachment over, fully tiled walls, wall mounted heated towel rail.

Outside



The front of the property has a block paved driveway providing off street parking for a couple of vehicles and access to the double garage. The reasonably private rear garden benefits from being westerly facing, immediately adjacent to the property is a patio area ideal for al fresco dining, the remainder is laid mainly to lawn. A garden shed is included in the sale. The rear garden is enclosed by well manicured clipped evergreen hedging and wood panel fencing with trellis and featheredge fencing. There is pedestrian access to both sides of the property.

Double Garage

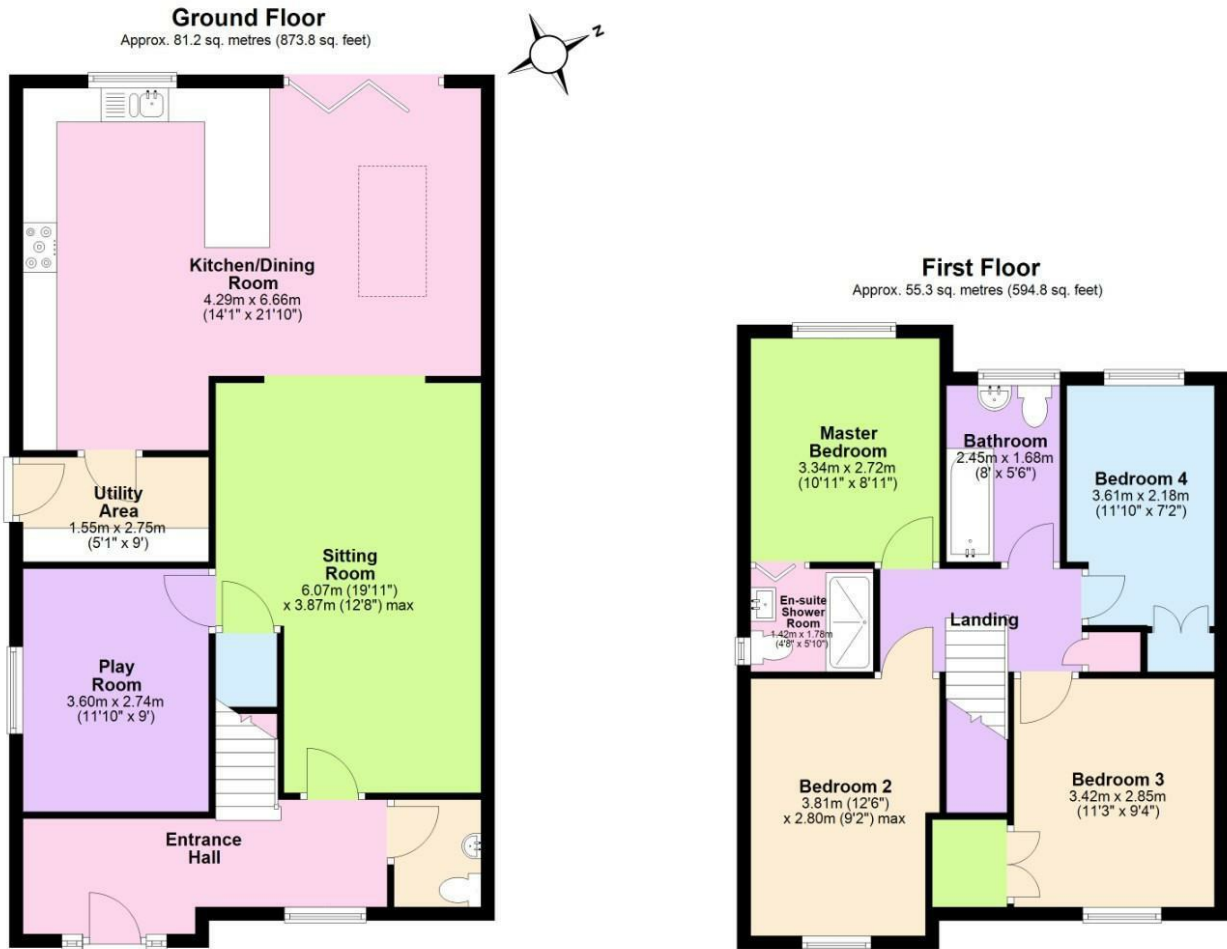


Up and over door.

Directions

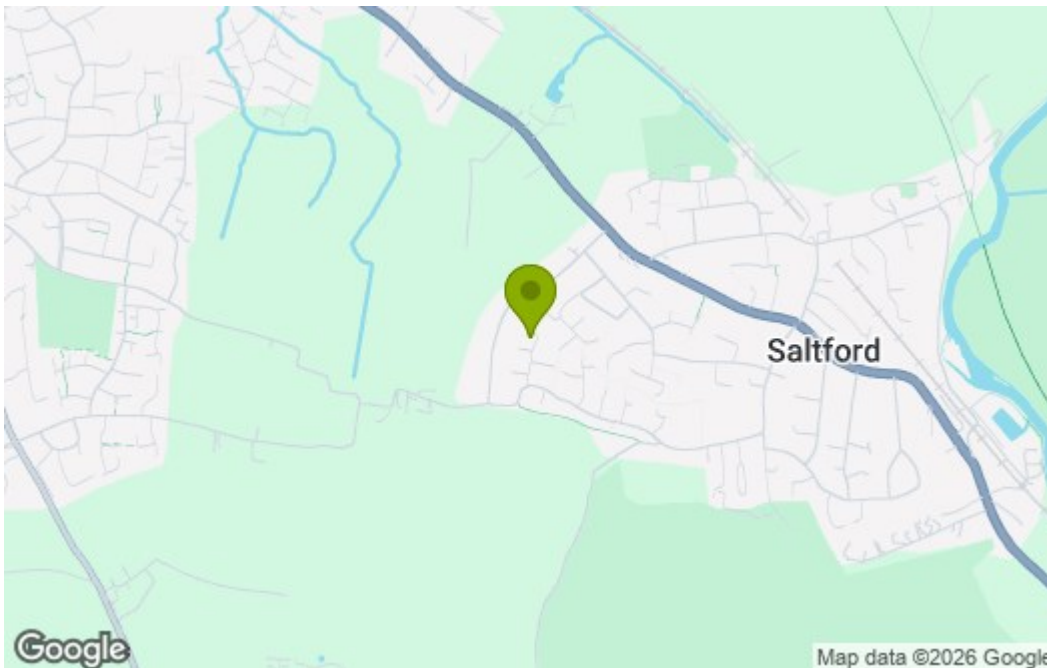
Sat Nav BS31 3LF

Floor Plan



Total area: approx. 136.4 sq. metres (1468.6 sq. feet)
1 Kingston Ave, Salford

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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