





Property Description

Connells are delighted to present this well-proportioned three-bedroom end-of-terrace home, pleasantly positioned within the popular Kingswood area and offering practical, well-balanced accommodation across two floors. The ground floor is approached through an entrance porch leading into the hallway, with a generous lounge to the front and an impressive kitchen/dining room spanning the rear of the property. Upstairs are three bedrooms, including two well-proportioned doubles, together with a family bathroom. Externally, the property benefits from an attractive lawned frontage adjoining a generous green area, while to the rear is an enclosed garden arranged with patio, lawn and established planting, providing an excellent space for outdoor entertaining and family use. The property also comes with a garage with space in front for parking. The garage also has electricity.

Entrance Porch

Double glazed entrance doors opening into the porch, providing a useful sheltered entrance to the property with further door leading through into the entrance hall.

Entrance Hall

Welcoming entrance hall with staircase rising to the first floor, useful under-stairs area and doors providing access to the principal ground-floor accommodation. Radiator.

Lounge

14' 10" x 10' 10" max (4.52m x 3.30m max)

Double glazed window to the front aspect providing plenty of natural light. A well-proportioned main reception room offering ample space for a range of lounge furniture and providing an excellent everyday living and entertaining space. Radiator.

Kitchen

17' 2" x 9' 10" (5.23m x 3.00m)

Double glazed windows overlooking the rear aspect. An impressive full-width kitchen and dining space providing ample room for both kitchen storage and a family dining table, creating a sociable and practical heart to the home with access towards the rear garden. Radiator.

First Floor Landing

Central landing providing access to all three bedrooms and the family bathroom, with useful built-in storage shown on the floorplan and access to the staircase descending to the ground floor.

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)

Double glazed window to the front aspect. A generous principal double bedroom with excellent space for a double bed and additional bedroom furniture, together with useful storage. Radiator.

Bedroom Two

10' 1" x 9' 11" (3.07m x 3.02m)

Double glazed window overlooking the rear aspect. A well-proportioned second double bedroom offering ample space for bedroom furniture and benefiting from useful storage. Radiator.

Bedroom Three

9' 2" x 6' 9" (2.79m x 2.06m)

Double glazed window to the front aspect. A versatile third bedroom ideally suited as a child's room, guest bedroom, nursery or home office. Radiator.

Bathroom

6' 8" x 6' 4" (2.03m x 1.93m)

Obscure double glazed window to the rear aspect. Family bathroom arranged to provide a bath, wash hand basin and WC, creating a practical bathroom serving all three bedrooms. Radiator.

Outside

To The Front

The property enjoys an attractive position set back from the pedestrian approach, with a predominantly lawned front garden bordered by low walling and fencing. A paved pathway leads directly to the entrance, while the end position benefits from an open outlook towards the neighbouring green space and mature tree, creating a pleasant and relatively open setting.

To The Rear

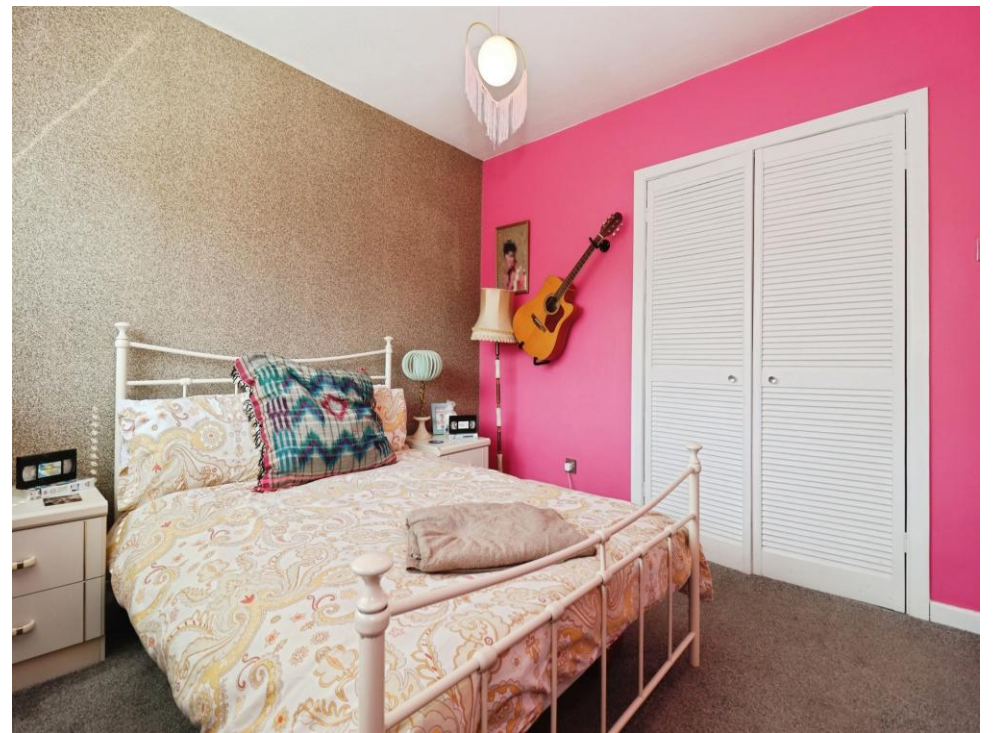
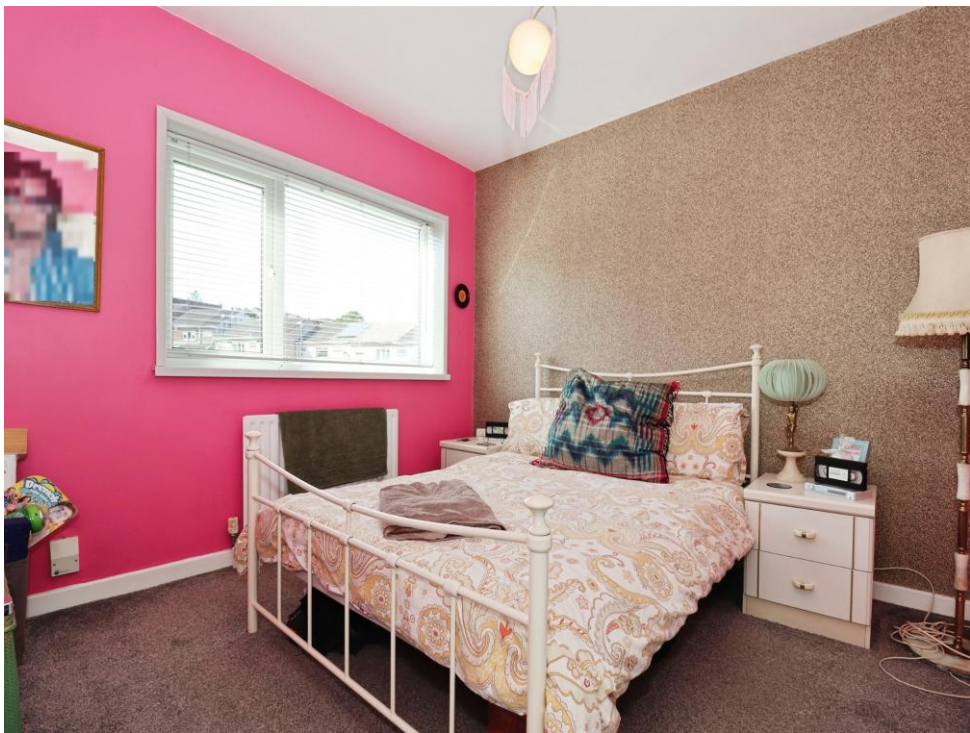
A well-proportioned and enclosed rear garden providing an excellent combination of usable outdoor spaces. Immediately adjoining the property is a paved patio area ideal for garden furniture and outdoor entertaining, leading onto a central lawn. Established planting and flower borders add interest, while

timber fencing provides defined boundaries and a good degree of enclosure.

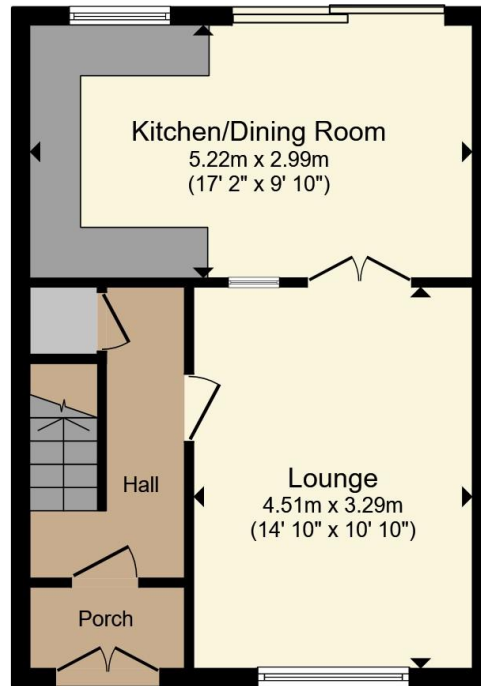
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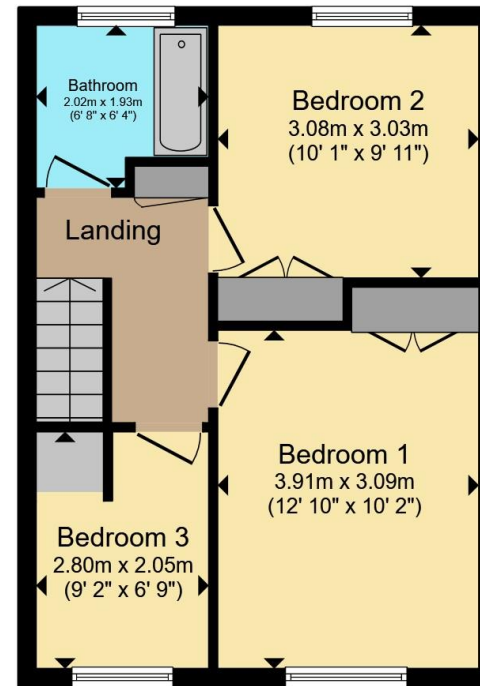








Ground Floor



First Floor

Total floor area 79.4 m² (854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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Property Ref: KWD311659 - 0004