



Kingswood Boulevard, Higher

£325,000



LESLEY HOOKS
ESTATE AGENTS





Light, bright and beautifully presented throughout, this extended semi-detached home sits on a generous corner plot and is ready for you to simply move in and enjoy. If you're a growing family, or you're looking for a home where there's nothing to do but unpack, this one deserves a place on your viewing list. Step inside and the hallway sets the tone, with charming stained glass windows that catch the light, and a handy downstairs WC is tucked away off it. To the front, the lounge has a lovely bay window and a feature fireplace, making it a cosy spot for relaxing evenings. Next door, the sitting room is equally inviting, with its own bay window and feature fireplace, and it opens directly into the smart fitted kitchen dining room. This is the heart of the home, with quartz work tops, integrated appliances and plenty of space for family meals. Double doors open out to the rear, so you can bring the garden in on sunny days and entertain with ease. Upstairs there are three good size bedrooms, with fitted wardrobes in the two main bedrooms, and a newly fitted, stylish four piece bathroom to finish things off. Outside, the driveway to the front provides off road parking. To the rear you'll find a paved garden that's easy to maintain, while the lawned side garden gives the children (or the dog!) space to play. There's also a brick built outhouse and a garage, so storage won't be a problem. With uPVC double glazing and combi fired gas central heating, the home is as practical as it is attractive. Ideally located, it's within easy reach of local shops, schools and transport links, making the daily routine that bit easier. Council tax band C. Freehold.



Hallway

13'9" (4.19m) x 6'2" (1.88m)

Downstairs WC

4'10" (1.47m) x 2'6" (0.76m)

Lounge

14'0" (4.27m) Into Bay x 11'7" (3.53m)

Sitting Room

12'8" (3.86m) Into Bay x 12'9" (3.89m)

Open Plan Kitchen Dining Room

19'10" (6.05m) Max x 16'9" (5.11m) Max

Bedroom One

13'11" (4.24m) Into Bay x 11'7" (3.53m)

Bedroom Two

12'8" (3.86m) Into Bay x 12'5" (3.78m)

Bedroom Three

8'7" (2.62m) x 6'2" (1.88m)

Bathroom

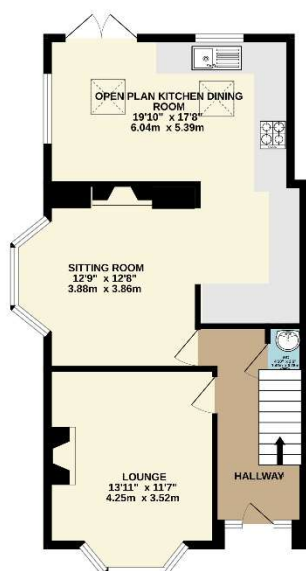
7'10" (2.39m) x 7'1" (2.16m)



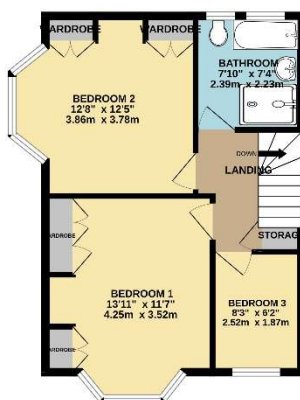




GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the statement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The layout, position and dimensions shown have not been tested and no guarantee is made as to their accuracy or efficiency for the purpose.
Scale: not to scale 1:250

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