



176 Station Road, Kingswood, Bristol, BS15 4XT

Extended Middle terrace house | Beautifully presented throughout | Stunning modern kitchen/breakfast room | Lounge with Bi-folds to dining room & wood burner

Re-fitted bathroom with over bath shower | Double glazing and gas central heating | Large garage/workshop to rear with electric door | Good size rear garden to lawn and Patio

Asking Price: £270,000

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HERE TO GET *you* THERE

Station Road, Kingswood, BS15 4XT

Hunters are delighted to bring to the market this beautifully presented three bedroomed middle terrace house located within the popular Station Road which is conveniently situated for the local amenities of both Staple Hill and Kingswood, close to local shops, several schools and bus stops. There are excellent transport links being within close proximity of the Avon Ring road and Bristol Cycle Path. The property has been extended to rear at ground floor level and offers a fantastic amount of living space with a modern contemporary finish throughout. The ground floor consists of: entrance porch, hallway, cloakroom, lounge with a inset wood burning stove, bi-folding internal doors separate the lounge to the dining room which gives the option to open up to a lounge/diner or use as separate reception rooms, a stunning kitchen/breakfast room with modern two-tone cabinets, granite worktops and integrated appliances that include: double oven, hob, fridge, freezer, washing machine and dish washer. To the first floor can be found two double size and a good size single bedroom and a modern family bathroom with over bath shower. The property further benefits from having: double glazing, gas central heating and a stylish range of bedroom furniture to bedroom one. Externally there are good size front & rear gardens with a rear vehicle lane providing access to a large detached garage/workshop with power and light and an electric up and over door.

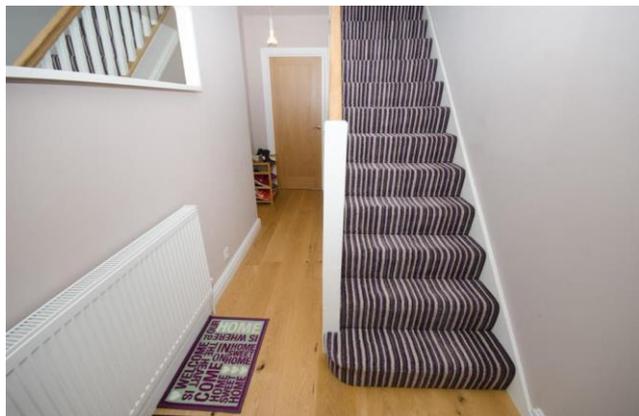
Properties offering such a high level of finish are seldom available so an early inspection comes highly recommended to fully appreciate all this wonderful home has to offer.

PORCH

Accessed via opaque UPVC double glazed double doors, quarry tiled floor, hardwood opaque glazed door leading to:

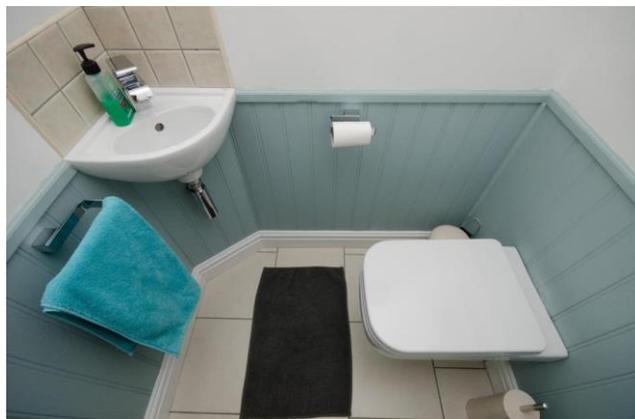
HALLWAY

Engineered oak floor, built in storage cupboard partly housing fuse box, under stairs storage cupboard, stairs rising to first floor, oak veneer doors leading to: cloakroom, dining room and kitchen/breakfast room.



CLOAKROOM

White suite comprising: close coupled W.C, corner wash hand basin, wood panelling to dado height, tiled splash backs, tiled floor, extractor fan.



DINING ROOM

3.66m (12' 0") x 3.28m (10' 9")

Engineered oak floor, radiator, built in units with shelving to side alcoves, opening leading through to kitchen/breakfast room, opening with hardwood glazed bi-folding doors to lounge.



LOUNGE

4.11m (13' 6") (into bay) x 12"

UPVC double glazed bay window to front, double radiator, TV point, inset wood burning stove to chimney breast with granite hearth.



KITCHEN/BREAKFAST ROOM

4.62m (15' 2") (furthest point) x 5.31m (17' 5") (widest point)

UPVC double glazed window to rear, extensive range of contemporary two-tone (cream and grey) wall and base units with matching doors all with soft closing hinges, granite work tops with matching upstands and window seal, 1 1/2 Franke composite sink bowl unit with mixer tap, built in stainless steel double electric oven and 5 ring gas hob, stainless steel extractor fan hood, glass cooker splash back, integrated fridge, freezer, washing machine and dish washer, LED downlighters, double radiator and designer radiator, built in wall cupboard housing a Worcester combination boiler supplying gas central heating and hot water, opaque UPVC double glazed French doors leading out to rear garden.



FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, oak veneer doors leading to:

BEDROOM ONE

3.66m (12' 0") x 3.51m (11' 6")

UPVC double glazed window to rear, radiator, range of stylish bedroom furniture to include: wardrobes, over bed cupboards with matching chest of drawers and dressing table, room for wall mounted T.V.



BEDROOM TWO

4.24m (13' 11") (into bay) x 3.15m (10' 4")

UOVC double glazed bay window to front, double radiator.



BEDROOM THREE

2.72m (8' 11") x 2.26m (7' 5")

UPVC double glazed window to front, radiator.



BATHROOM

Opaque UPVC double glazed window to rear, modern white suite comprising: panelled bath, mains controlled shower over bath with drench head, glass shower screen, pedestal wash hand basin, close coupled W.C.



OUTSIDE:

FRONT GARDEN

Laid mainly to loose stone and bark chippings, well stocked plant/shrub borders, pathway to entrance, enclosed by boundary wall.

REAR GARDEN

Good size stone patio with matching pathway leading to a well tended lawn, borders laid to slate chippings, water tap, security light, door access to cellar storage, rear gated pedestrian access, courtesy door to garage, enclosed by boundary wall and fence.



GARAGE/WORKSHOP

5.64m (18' 6") x 4.52m (14' 10")

Over size garage with electric up and over door, power and light, rear vehicle lane access.

OPENING HOURS

Monday - Friday: 9am - 6pm

Saturday: 9am - 5pm

Sunday: Closed

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.

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