



Kites Close, Bradley Stoke

Guide Price £540,000

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Kites Close, Bradley Stoke

This stunning four bedroom detached family home is ideally situated in the corner of a cul-de-sac location adjacent to a footpath that directly leads to Bradley Stoke Nature Reserve. The property is conveniently positioned for easy access to all amenities that Bradley Stoke offers, but in particular, the local shops at Bradley Stoke Pavillions, only 110 meters away and similarly nearby are Holy Trinity Primary School, Aldi superstore and the M1/T1 bus stop. The Town centre, leisure centre and Bradley Stoke Community School can all be accessed via foot and without the need to cross a single road, either directly via the footpaths of the nature reserve or via Primrose bridge and the footpath/cycle path that runs adjacent to Bradley Stoke Way.

The property wants for nothing! Present in a most appealing, stylish and contemporary design throughout, the house offers accommodation that includes a welcoming entrance hall that provides access to all ground floor rooms and also the integral garage. The well proportioned lounge at the back of the property gives direct access to the private enclosed rear garden that overlooks the nature reserve beyond. The magnificent refitted kitchen/dining room offers oodles of storage that is also fitted in the open plan breakfast/utility room. A convenient cloakroom situated adjacent to the front door, completes the ground floor accommodation. The first floor offers four bedrooms, three of them doubles with the master boasting it's own stylish refitted ensuite. The family bathroom, also refitted to a high standard matches the ensuite.

Outside offers comfortable parking for two cars at the front of the property, with secure gated side access passed the integral garage that leads to the enclosed Southerley aspect rear garden. Available with NO ONWARD CHAIN, this must see family home surely offers all the features and convenience you could want?





Accommodation

Entrance Hall

The welcoming entrance hall with low maintenance laminate flooring, includes a radiator and access to cloaks cupboard as well as the ground floor WC, Lounge, Kitchen/ Dining Room and integral garage.

Cloakroom

Double glazed window to front aspect, low level WC, radiator, coved ceiling.

Lounge - 15'9 x 13'4

Double glazed patio door to rear garden, TV point, Tel point, 2 x radiators, coved ceiling.

Kitchen / Dining Room - 23'10 x 8'7

Double glazed windows to front and rear aspects, a superb contemporary refitted kitchen includes matching wall units and base units with worktops over, integral dishwasher, range cooker with cooker hood over, twin bowl inset stainless steel sink/drain, radiator, open plan to

Breakfast / Utility Room

Double glazed windows to side and rear aspects, 2 x double glazed velux windows, matching fitted units to kitchen, breakfast bar, plumbing for washing machine.





Landing

Radiator, double glazed window to side access, airing cupboard, access to

Bedroom One - 13'2 max x 10'6

Double glazed window to rear aspect, built in wardrobes, radiator, coved ceiling, door to

Ensuite

Double glazed window, shower cubicle with mains rainfall shower over with separate hand attachment, low level WC, wash hand basin, vanity units, extractor fan.

Bedroom Two - 11'4 x 10'6

Double glazed window to rear aspect, coved ceiling radiator.

Bedroom Three - 10'4 max x 9'2

Double glazed window to front aspect, coved ceiling radiator.

Bedroom Four - 8'2 x 7'

Double glazed window to front aspect, coved ceiling radiator.

Bathroom

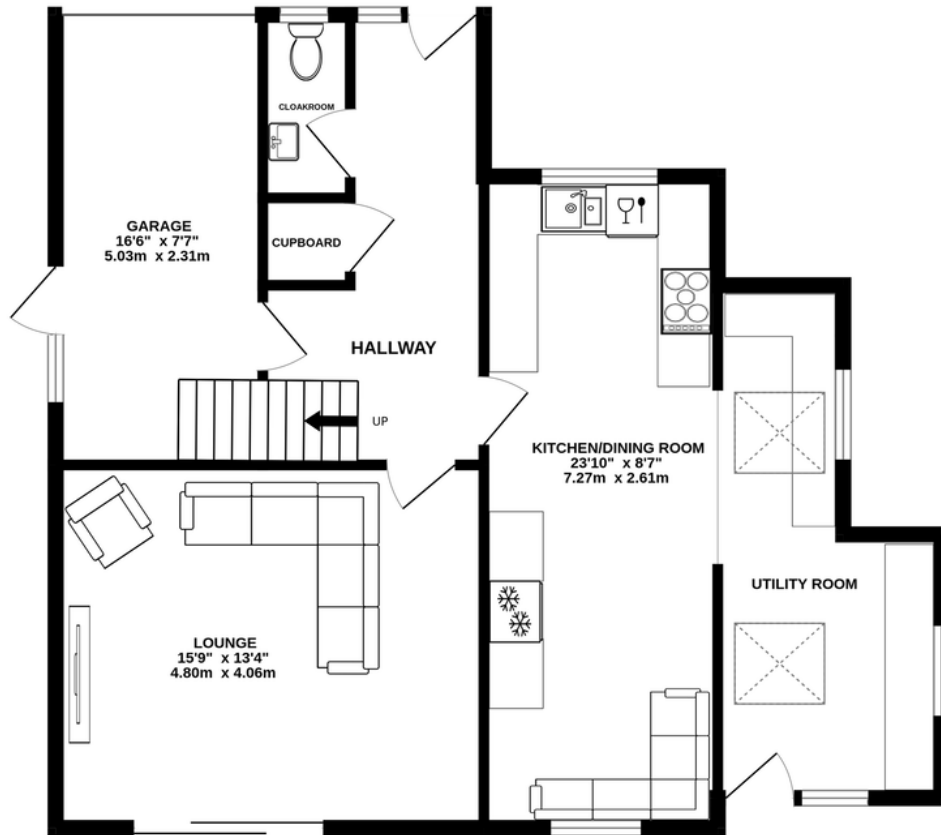
Double glazed window, bath with mains rainfall shower over with separate hand attachment, low level WC, wash hand basin, vanity units, radiator, extractor fan.

Integral garage - 16'6 x 7'7

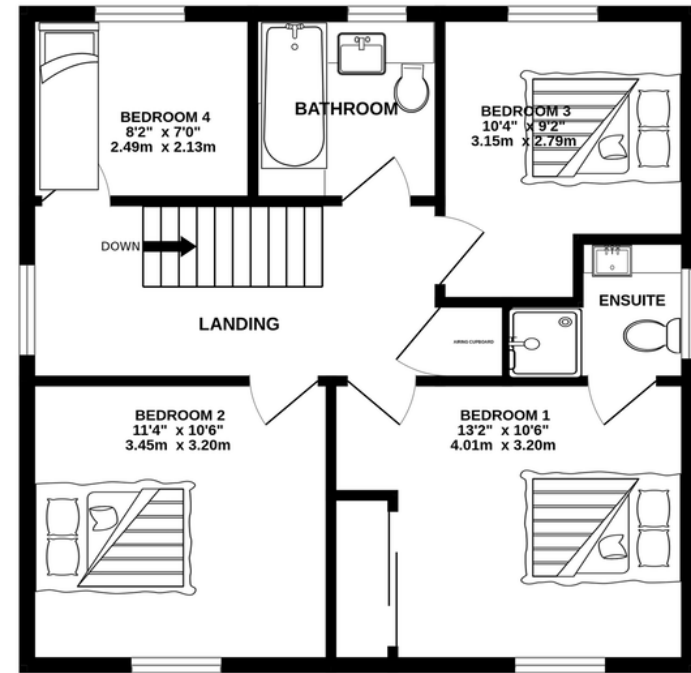
Up and over door, power and lighting, door to side access, door to hallway.



GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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