



**FOR SALE**

Kingfisher Road, Chipping Sodbury, Bristol. BS37 6JH.  
**Offers in Excess of £349,995**

**edison ford**

- **The Birds Estate**
- **Detached House**
- **Four Bedrooms**
- **Bathroom, En-Suite and W.C**
- **Garage and off street parking**
- **Good Local Schools**

Edison Ford are delighted to welcome this four bedroom, detached house within the highly sought after location of Kingfisher Road, within The Birds Estate. The property would make an ideal family home and briefly comprises of;- A large 24ft lounge/family room, a separate dining room, recently upgraded kitchen with separate utility room and downstairs W.C. To the first floor you will find four good sized bedrooms a family bathroom which has been wheelchair adapted and a private en-suite. The property also has the added benefit of a garage and off road parking for two cars.

Kingfisher Road is located within the popular "Birds Estate" Chipping Sodbury and is ideally located within walking distance to both Chipping Sodbury High Street and Yate Shopping Center. There are a number of primary and secondary schools all located close by and for those that need to commute regularly the M4 and M5 can be accessed within approximately 10 minutes by car and Yate Train stations offer regular transportation into the surrounding cities.

For more information or to arrange your appointment to view call Edison Ford today.

#### GROUND FLOOR

**Entrance Hallway** The front entrance to the property is accessed through a UPVC front door with obscured glass which opens into the entrance hallway and comprises of;- Carpeted flooring, storage cupboard, radiator, ceiling light, smoke detector , access to the rear garden via a rear access porch and a carpeted staircase which rises to the first floor

**W.C** UPVC double glazed window with obscured glass, tiled flooring, low level toilet, wall mounted hand wash basin with inbuilt base unit and ceiling light.

**Rear Entrance Porch** A porch is located within the rear garden and offers rear access to the property via a double glazed door and comprises of;- An inset foot matt, Perspex roof and entrance to the property through a UPVC double glazed front door.

**Lounge/Family Room** 2X UPVC double glazed window with a front aspect view, carpeted flooring, 2X radiators, 2X ceiling chandeliers and a iron cast gas fire with decorative wooden surround.

**Dining Room** Full length UPVC sliding doors which lead into the rear garden, carpeted flooring, radiator and ceiling light.

**Kitchen/Breakfast Room** UPVC double glazed window with a rear aspect view, radiator, ceiling light, tiled flooring and a range of matching wall and base units in solid oak with a range of integrated appliances to include;- Double cooker, hob, extractor fan and space for a dishwasher. The kitchen also benefits from laminate worktops with breakfast bar and an inset sink/drainer.

**Utility Room** UPVC double glazed window overlooking the rear garden, tiled flooring fitted cupboard, wall and base unit with inset sink, space for three appliance, plumbing for a washing machine and combi boiler.

#### FIRST FLOOR

**Landing** Carpeted flooring, ceiling light, smoke detector and access to the loft via a ceiling hatch.

**Master Bedroom** UPVC double glazed window with a front aspect view, carpeted flooring, radiator, ceiling light and access to the en-suite.

**En-Suite** The en-suite benefits from a corner shower cubicle with glass enclosure and overhead shower, low level toilet, wall mounted hand basin, ceiling light, tiled flooring and a heated towel rail.

**Bedroom 2** UPVC double glazed window with a front aspect view, carpeted flooring, radiator, ceiling light and a fitted wardrobe with sliding mirrored doors.

**Bedroom 3** UPVC double glazed window with a rear aspect view, carpeted flooring, radiator and ceiling light.

**Family Bathroom** UPVC double glazed window with obscured glass, a double shower cubicle which has been adapted for wheelchair access and benefits from folding doors and overhead shower, low level toilet, wall mounted hand wash basin with inset base unit, heated towel rail, tiled flooring and ceiling spotlights.

**Four Bedroom** UPVC double glazed window which overlooks the rear garden, laminate flooring, radiator and ceiling light.

#### EXTERNAL SPACES

**Gardens** The front garden is landscaped in lawn, with a variety of mature plants and trees with a concrete path which leads to the front entrance of the house.

The rear garden is fully enclosed with a brick wall and wood panel fencing and landscaped in lawn with a range of mature plants, trees and shrubs. The rear also benefits from a patio seating area, with a patio path which leads to the off road parking and garage.

**Parking and Garage** The property benefits from a hard standing which can accommodate two cars. The garage is also located in the rear garden and can be accessed via an up and over door and from the rear garden through a UPVC door.

Kingfisher Road, Chipping Sodbury, Bristol. BS37 6JH.  
Offers in Excess of £349,995



edison ford



edison ford



edison ford



edison ford

Kingfisher Road, Chipping  
Sodbury, Bristol. BS37 6JH.  
**Offers in Excess of £349,995**

For more information, or to  
arrange a viewing:

Call 01454 316718

Email [enquiries@edisonfordproperty.co.uk](mailto:enquiries@edisonfordproperty.co.uk)

Visit <http://www.edisonfordproperty.co.uk>

21, Station Road, Bristol, Gloucestershire,  
BS37 5HT

### 184 Kingfisher Road

Approximate Gross Internal Area  
121.9 sq m / 1312 sq ft

Lounge	24'10 x 12'0	7.57m x 3.65m	Bedroom 1	11'10 x 11'6	3.60m x 3.50m
Kitchen	11'7 x 9'11	3.54m x 3.02m	Bedroom 2	11'11 x 7'9	3.64m x 2.35m
Dining Room	11'7 x 8'4	3.54m x 2.55m	Bedroom 3	11'7 x 8'4	3.54m x 2.55m
Utility	8'2 x 5'10	2.49m x 1.77m	Bedroom 4	9'0 x 8'4	2.75m x 2.54m



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID701465  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements  
are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision Ltd

Lease: Freehold

Important Notice: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.