

FOR SALE



ALLEN  
STONE  
ESTATE AGENTS

Antons Corner, Kings Head Lane, Bristol, BS13 7DD

From £395,000

AllenStone Estate Agents are delighted to bring to the market this fantastic, exclusive new-build development in a popular location in the heart of BS13. 'Antons Corner' is a superb collection of four-bedroom semi-detached properties finished to the highest of standards, all with parking for two cars and great sized rear gardens, perfect for the kids or entertaining. 'Antons Corner' is situated right in between the popular Bedminster Down and Uplands areas of Bristol, giving convenient access to Bristol International Airport, the fashionable South Bristol suburb of Bedminster and the North Somerset countryside. Another benefit of 'Antons Corner' is its great access to good local schools, with several primary and secondary schools, all rated 'Good' or 'Excellent' by Ofsted, within a short walk. Finally, this development is HELP TO BUY available, so you could live here with as little as 5% deposit! Call the office today to book your private viewing!

**Exclusive New Development, Large Four Bedroom Properties, High Specification Kitchens With Integrated Appliances, Quality Flooring Throughout, Porcelanosa Tiles, 10 Year New Build Warranty, Enclosed Landscaped Gardens, Set in the Heart of BS13, Help to Buy Available, Finished to the Highest of Standards.**

## Ground Floor

### **Entrance Hall**

19' 2" x 10' 10" (5.84m x 3.29m) MAX

Access from the front door into the entrance hall. Stairs leading from the ground floor to the first floor. Access into all downstairs rooms.





### Living Room

14' 5" x 12' 3" (4.39m x 3.74m)

Access from the entrance hall into the living room. Double glazed window to front. TV point. Wall mounted radiator.

### Kitchen/Diner/Family Room

19' 11" x 16' 0" (6.07m x 4.88m)

Access from the entrance hall into the kitchen/diner/family room. Double glazed window to side. Range of matching wall and base units with quartz worktops. Inset sink with mixer tap. Integrated electric oven with hob and extractor over. Integrated fridge/freezer. Integrated dishwasher. Boiler enclosed by wall unit. Access to a separate utility cupboard which has space and plumbing for washing machine. Bi-folding doors leading out onto rear garden.

### Downstairs W/C

4' 11" x 3' 10" (1.50m x 1.17m)

Access from the entrance hall into the downstairs W/C. Obscured double glazed window to side. Low level W/C. Wash hand basin.



## First Floor

### **First Floor Landing**

12' 1" x 6' 5" (3.69m x 1.96m)

Stairs leading from the ground floor to the first floor. Stairs also leading from the first floor to second floor. Access to all upstairs rooms.

### **Bedroom Two**

16' 1" x 9' 4" (4.89m x 2.85m)

Access from the first floor landing into bedroom two. Two double glazed windows to rear. Wall mounted radiator.

### **Bedroom Three**

12' 7" x 8' 5" (3.84m x 2.56m)

Access from the first-floor landing into bedroom three. Double glazed window to front. Wall mounted radiator.

### **Bedroom Four**

10' 4" x 7' 4" (3.14m x 2.24m)

Access from the first-floor landing into bedroom four. Double glazed window to front. Wall mounted radiator.

### **Bathroom**

9' 4" x 8' 9" (2.85m x 2.66m)

Access from the first-floor landing into the bathroom. Obscured double glazed window to side. Panelled bath with taps over. Walk in shower unit. Low level W/C. Wash hang basin.





## Second Floor

### **Second Floor Landing**

Stairs leading from the first floor to the second floor. Doors giving access to all upstairs rooms.

### **Bedroom One**

13' 9" x 16' 0" (4.20m x 4.88m)

Access from the second floor landing into bedroom one. Two double glazed velux windows to front.

### **Shower Room**

8' 8" x 6' 7" (2.65m x 2.00m)

Access from the second floor landing into the shower room. Double glazed velux window to rear. Walk in shower unit. Low level W/C. Wash hand basin. Heated towel rail.

### **Wardrobe/Dressing Area**

16' 1" x 7' 2" (4.89m x 2.18m) MAX

Access from the second floor landing into the wardrobe/dressing area. A useful space for storage or a wardrobe.



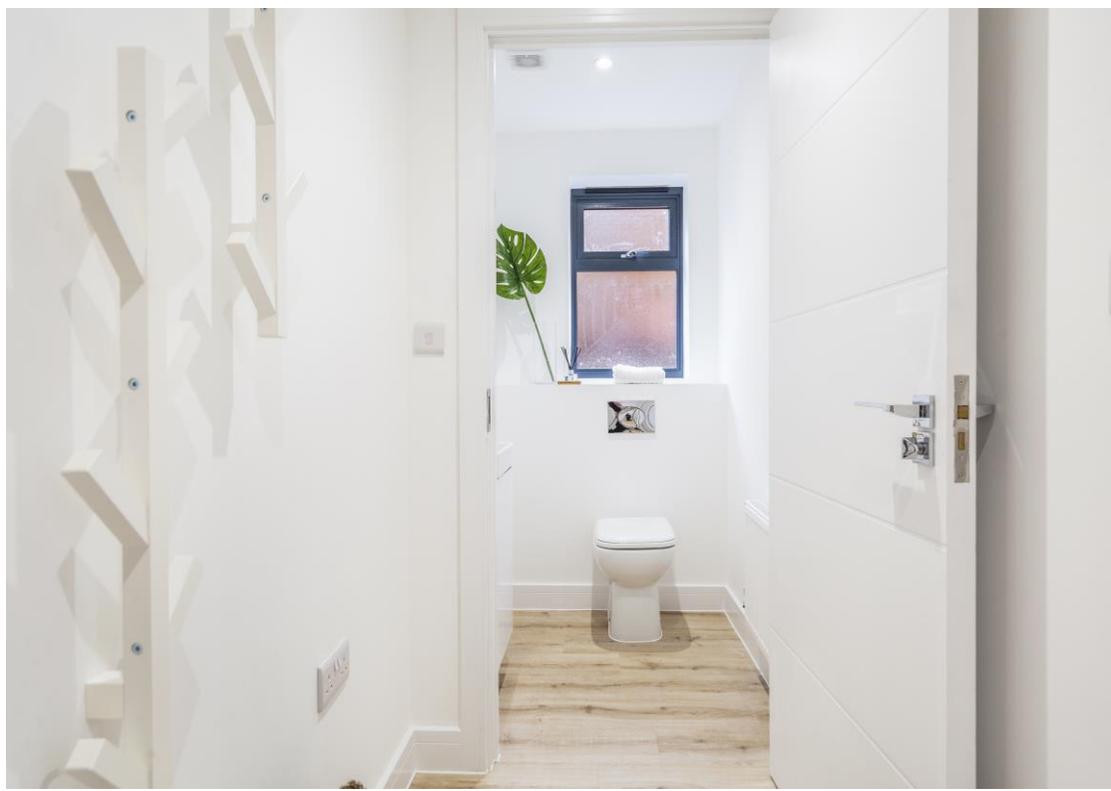
## Outside

### **Front Garden**

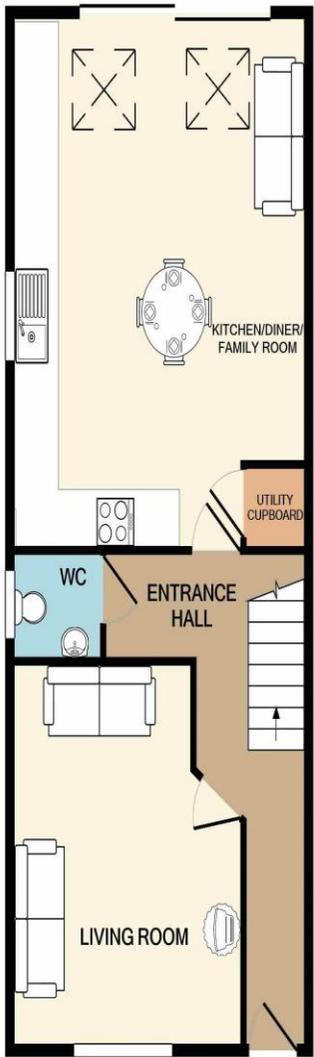
The front of the property is mostly laid to block-paving allowing off-road parking for two vehicles. There is a side gate giving access to the rear garden and planting areas.

### **Rear Garden**

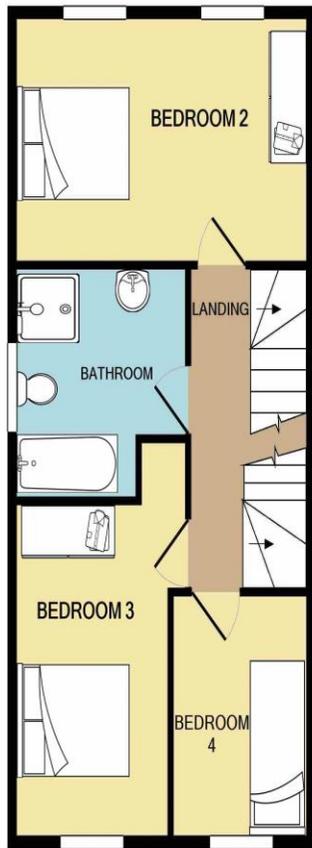
The rear garden is accessed by either the bi-folding doors in the kitchen/diner/family room or the side gate. It is fully enclosed by fencing. It is mostly laid to lawn with a patio area.



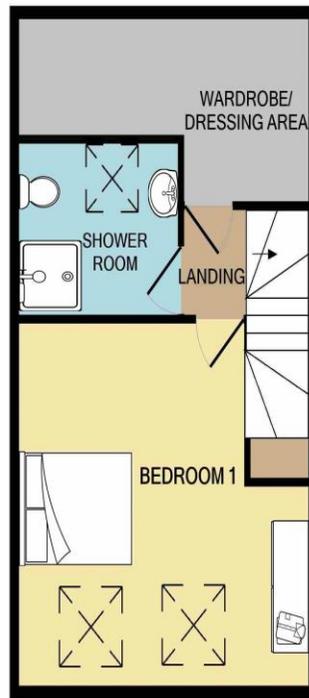




GROUND FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 481 SQ.FT.  
(44.6 SQ.M.)

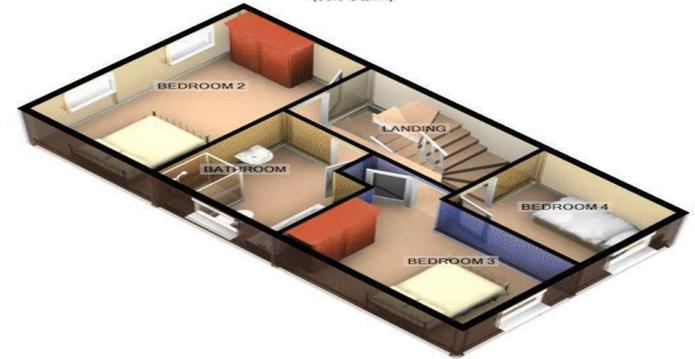


2ND FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1476 SQ.FT. (137.1 SQ.M.)  
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