Eveleighs

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45 Bath Road, Bristol, BS31 1SL

Offers Over £730,000

Nestled on Bath Road in the charming town of Keynsham, Bristol, this substantial detached house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms and three inviting reception rooms, this property offers ample space for both relaxation and entertaining.

The ground floor features a thoughtfully designed rear single-storey extension, enhancing the living area and providing a seamless flow throughout the home. With a separate entrance to one of the downstairs reception rooms, there is potential for creating an annex, perfect for accommodating guests or extended family.

The property is situated within a well-regarded school catchment area, notably Wellsway School, making it an ideal choice for families with children. Additionally, the location offers convenient transport links to both Bristol and Bath, along with a variety of local shops and amenities just a stone's throw away.

Entrance via front door into

Hallway
14'7" x 6'5" (4.45 x 1.98)



Stairs rising to first floor landing ,2 single radiators, 2 slimline obscured leaded double glazed windows to front aspect, wood effect flooring, multi glazed double doors to

Sitting Room
23'9" x 11'11" (7.25 x 3.65)



Leaded double glazed windows to front aspect, large single radiator, small single radiator, wall lights, exposed wooden beams, wooden effect flooring, feature living flame gas fire with tiled hearth and brick chimney stack and surround, wooden inglenook style fire place over, archway with mall step down to inner hallway, opening to family/dining room.

Inner Hallway
Obscured uPVC leaded double glazed door to front aspect, storage cupboard with shelving, coving, inset spots, door to

Family/Dining Room
20'9" x 11'10" (6.33 x 3.61)



uPVC sliding doors to garden, uPVC double glazed window to side aspect, 3 Velux windows, large double radiator, wooden effect flooring, wall lights, opening kitchen/breakfast room, door to

Utility Room
5'10" x 5'7" (1.79 x 1.71)



uPVC leaded double glazed pedestrian door to side aspect, uPVC double glazed window to side aspect, small single radiator, tiled flooring, a range of floor units with work surface over, sink drainer unit with mixer taps, wall mounted Ideal combination boiler, integrated tumble dryer, space and plumbing for washing machine

Downstairs Shower Room
5'10" x 5'10" (1.80 x 1.79)



Recently refitted shower suite - obscured uPVC double glazed window to rear aspect, suite comprising close coupled w/c, wash hand basin with mixer taps over and storage beneath, wall mounted heated towel rail, tiled flooring, fully tiled shower cubicle shower attachment

Office/Studio
15'5" x 11'8" (4.71 x 3.56)



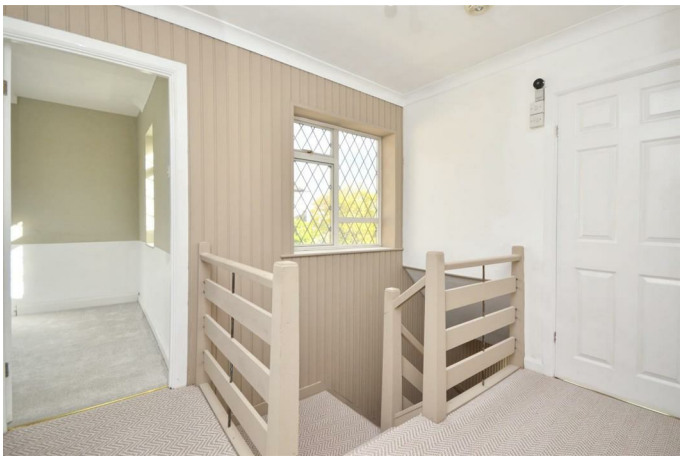
Single radiator, uPVC leaded double glazed window to front aspect, coving, inset spots, wooden effect flooring, a range of fitted wardrobes with hanging rail and shelving.

Kitchen/Breakfast Room
25'5" x 16'1" (7.76 x 4.91)



Leaded double glazed windows to both front and side aspects, single radiator, small double radiator, wooden effect flooring, a recently refitted kitchen with a range of wall and floor units with worksurfaces over, sink drainer unit with mixer taps over, integrated dishwasher, space for rangemaster style cooker with fitted extractor, space for American style fridge freezer, spot lights

First Floor Landing



Leaded double glazed window to side aspect, single radiator, coving, access to loft space, airing cupboard housing hot water tank and shelving for linen, doors to

Master Bedroom
12'8" x 10'11" (3.87 x 3.34)



Leaded double glazed windows to front aspect, single radiator, with drawers and hanging rail, coving

Bedroom Two
11'0" x 10'8" (3.36 x 3.27)



Double glazed window to rear aspect, single radiator, coving

Bedroom Three
11'0" x 7'10" (3.36 x 2.39)



Double glazed windows to both front and rear aspects, coving, single radiator

Bedroom Four
8'6" x 7'4" (2.61 x 2.26)



Leaded double glazed window to front aspect, single radiator, coving.

Family Bathroom
7'9" x 7'4" (2.38 x 2.24)



Obscured window to rear aspect, recently refitted bathroom suite with P Shaped bath and rainfall shower attachment, wash hand basin with mixer tap, heated towel rail, close coupled WC

Outside



The front of the property is accessed via 5-bar wooden gates onto the driveway providing off street parking for a number of vehicles, the remainder is laid mainly to a level lawn with mature borders containing shrubs and evergreen trees. There is an established magnolia

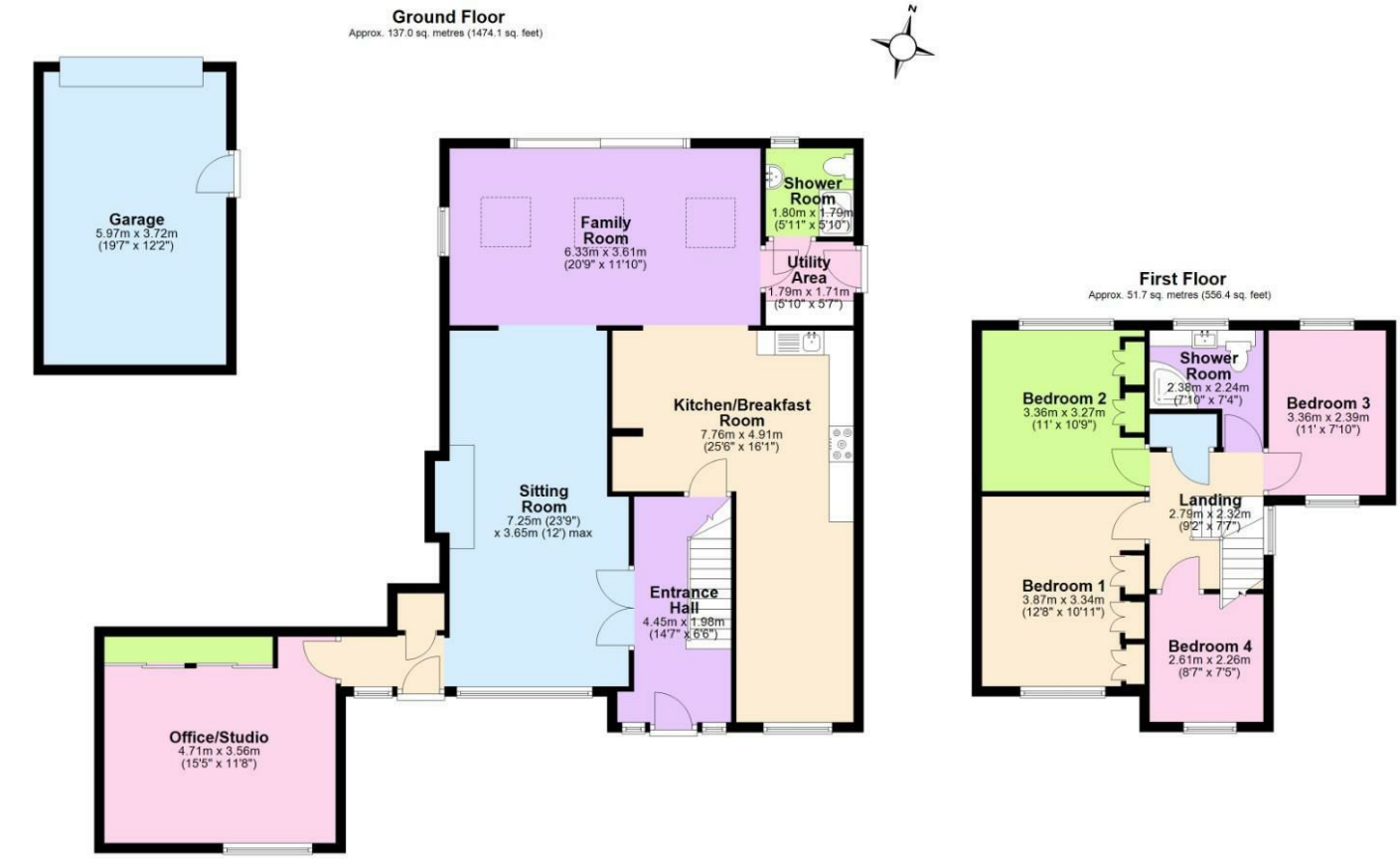
tree. The front is enclosed mainly by stone walling. The rear garden is a huge benefit to the property being laid mainly to lawn with steps leading down to a patio ideal for garden furniture. There are a number of established trees and shrubs providing a good degree of privacy. The rear garden is enclosed mainly by wooden fencing with concrete posts and gravel boards and a brick built wall with coping stone. There is a garage situated at the end of the garden which can be accessed via a pedestrian gate. The access for this is from Reynolds Close.

Detached Single Garage
19'7" x 12'2" (5.97 x 3.72)



Directions
Sat Nav BS31 1SL

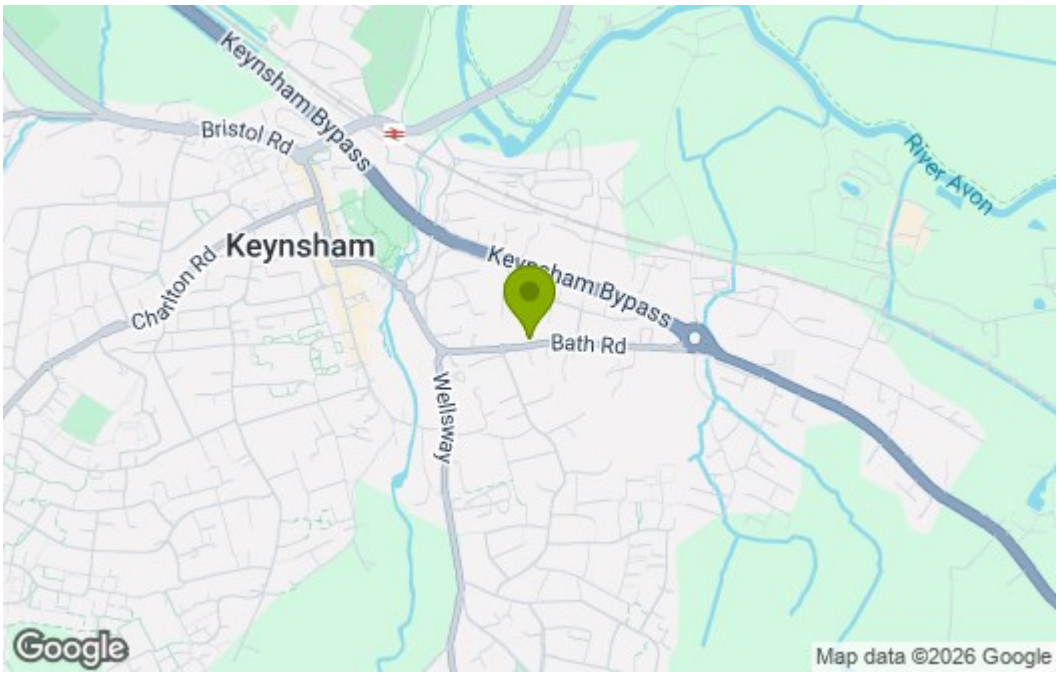
Floor Plan



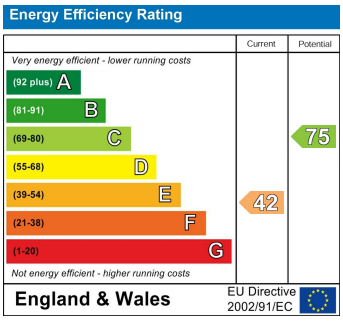
Total area: approx. 188.6 sq. metres (2030.5 sq. feet)

45 Bath Road, Keynsham

Area Map



Energy Efficiency Graph



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