EVELEIGHS

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6 Courtenay Road, Bristol, BS31 1JN

Offers Over £750,000

Nestled on the desirable Courtenay Road in Keynsham, Bristol, this exceptionally well-presented five-bedroom detached family home offers a perfect blend of space, comfort, and modern living. The property is ideally located within the highly regarded Wellsway school catchment area, making it an excellent choice for families seeking quality education for their children.

As you enter, you are greeted by three spacious reception rooms, providing ample space for both relaxation and entertaining. The heart of the home features an inviting open-plan living area, enhanced by a thoughtful extension that seamlessly connects the indoors with the outdoors. Bi-folding doors lead to a southerly facing enclosed rear garden, where you can enjoy the generously sized porcelain patio area, perfect for al fresco dining or simply soaking up the sun.

The property boasts five well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and convenience for the homeowners. With two bathrooms in total, morning routines will be a breeze for the entire family.

Entrance via composite obscured door into

Hallway
15'11" x 6'11" (4.87 x 2.12)

Wood effect flooring, stairs rising to first floor landing, understairs storage cupboard, double radiator, doors to

Downstairs W/C

Obscured uPVC double glazed window to side aspect, single radiator, close coupled w/c, wash hand basin with mixer taps over and storage beneath, spot light.

Living Room
11'4" x 17'7" (3.46 x 5.36)

uPVC double glazed window to front aspect, double radiator.

Open Plan Kitchen / Family area
17'9" x 20'6" (5.42 x 6.25)

uPVC double glazed windows to rear and side aspects, uPVC double glazed patio doors opening to rear garden, a range of wall and floor units with worksurface over, sink drainer unit with mixer tap over, integrated appliances including Hotpoint dishwasher, Neff double oven and Bosch induction hob, double radiator, pantry cupboard with shelving, spot lights, island with storage beneath and area for bar stools, open plan. Family area uPVC double glazed door to side aspect, spot lights, further wall and floor units with worksurface over, space for American style fridge freezer, air conditioning unit, double radiator, door to garage, door to

Sitting Dining Room
24'8" x 13'1" (7.52 x 3.99)

2 sets of aluminum bi-folding doors opening to rear garden, lantern style roof, freestanding wood burning stove, double radiator.

Garage
16'9" x 8'8" (5.12 x 2.66)

uPVC double glazed window to side aspect, electric roller door, utility area with space and plumbing for washing machine, space for tumble drier, space for additional fridge freezer, Worcester boiler.

First Floor Landing

Storage cupboard, single radiator, access to loft hatch, doors to

Master Bedroom
18'7" x 8'8" (5.67 x 2.66)

uPVC double glazed window to front aspect, double radiator, air conditioning unit, a range of fitted wardrobes, door to

En Suite Bathroom
10'2" x 8'8" (3.12 x 2.66)

Obscured uPVC double glazed window to rear aspect, suite comprising freestanding bath with mixer taps and shower attachment over, close coupled w/c, pedestal wash hand basin with mixer taps over, fully tiled shower cubicle with rainfall shower over, heated towel rail, spot lights, double radiator.

Bedroom Two
10'9" x 12'4" (3.28 x 3.78)

uPVC double glazed window to front aspect, single radiator.

Bedroom Three
11'1" x 8'10" (3.39 x 2.70)

uPVC double glazed window to rear aspect, single radiator.

Bedroom Four
10'2" x 8'7" (3.12 x 2.62)

uPVC double glazed window to front aspect, single radiator, fitted storage cupboards.

Bedroom Five
6'9" x 8'7" (2.07 x 2.63)

uPVC double glazed window to rear aspect, single radiator.

Family Bathroom
7'10" x 6'7" (2.40 x 2.02)

Obscured uPVC double glazed window to rear, shower cubicle with shower over, close coupled WC, wash hand basin, spotlights.

Outside

The front of the property has a driveway providing off street parking for several vehicles and access to the garage, the remainder is laid mainly to lawn with a selection of plants and shrubs. The front is enclosed on both sides by brick walling. The southerly facing rear garden is immaculately presented with porcelain patio slabs providing a generous area for garden furniture, step up on the remainder of the garden which is laid mainly laid to lawn with a small area of plants and shrubs, a garden shed with solar powered light. The rear garden is fully enclosed by wooden fencing with a pedestrian gate to the side.

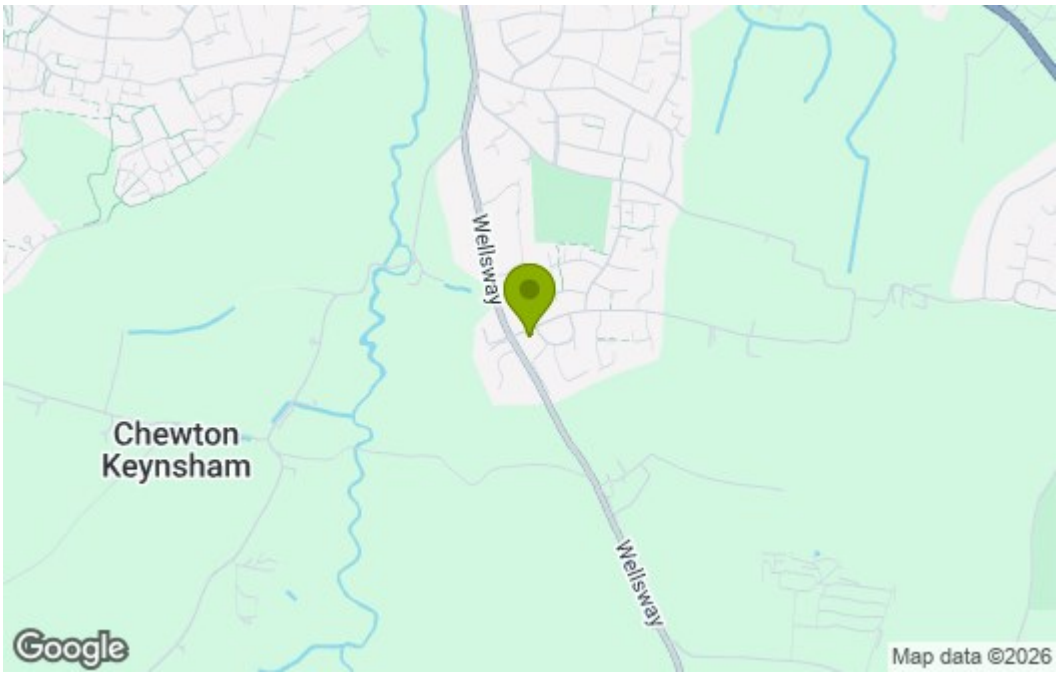
Directions
Sat Nav BS31 1JN

Floor Plan

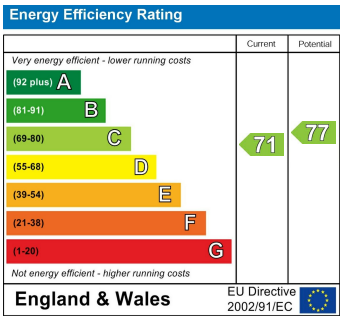
Total area: approx. 178.1 sq. metres (1917.3 sq. feet)

6 Courtenay Road, Keynsham

Area Map



Energy Efficiency Graph



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