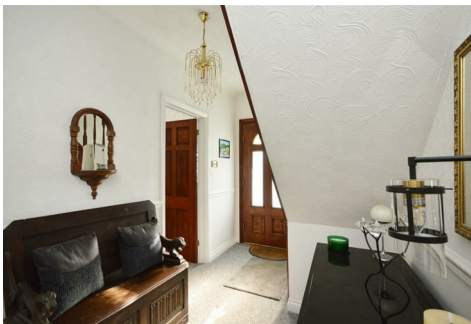




1 Derwent Grove, Keynsham, BS31 1NT

£560,000

Nestled in the tranquil cul-de-sac of Derwent Grove, Keynsham, this charming 1950s detached bungalow offers a delightful blend of comfort and potential. With two well-proportioned bedrooms, this property is perfect for those seeking a peaceful retreat while remaining conveniently close to local amenities.

Keynsham is ideally located between the vibrant cities of Bristol and Bath, making it an attractive choice for commuters. The area boasts excellent road and rail networks, ensuring easy access to both cities. The High Street is just a stone's throw away, featuring a variety of shops, public houses, and restaurants, catering to all your daily needs. Families will appreciate the award-winning Memorial Park and the highly regarded Wellsway School catchment area, which includes both primary and secondary education options.

The bungalow itself is presented to a good standard throughout, featuring gas-fired central heating and uPVC double glazing for added comfort. While it requires slight modernisation, this presents an excellent opportunity for buyers to personalise the space to their taste. The property is set within enclosed gardens, providing a private outdoor area to enjoy, along with the added convenience of a driveway and garage.

Entrance via double front doors into

Hallway



Stairs rising to first floor, dado rail, double radiator, doors to

Sitting Room

17'10" x 14'11" (5.45 x 4.55)



uPVC double glazed feature bay window to front aspect, uPVC double glazed French doors to side aspect, living flame gas fire with stone surround and mantel over, tiled hearth, coving, double radiator, leaded porthole window to front aspect.

Kitchen/Breakfast Room

12'0" x 18'3" (3.66 x 5.57)



uPVC double glazed windows to both rear and side aspects, door to lean-to storage area, double radiator, space for kitchen table, a range of wall and floor units with roll edge worksurface over, single sink drainer unit with chrome mixer taps, tiled splash back, under unit lighting, electric oven with grill over, integrated dishwasher, 4 ring Stoves gas hob with extractor hood and light over, integrated fridge freezer, space and plumbing for automatic washing machine, door with steps down into

Sun Room

10'9" x 8'10" (3.29 x 2.71)



Double doors and windows to rear courtyard, single door to

Garage

16'6" x 8'5" (5.05 x 2.58)

Metal up and over door, power and light are connected.

Master Bedroom

12'10" x 13'7" (3.93 x 4.16)



Dual aspect, uPVC double glazed windows to both front and side aspects, double radiator, coving, a range of freestanding wardrobes.

Bedroom Two

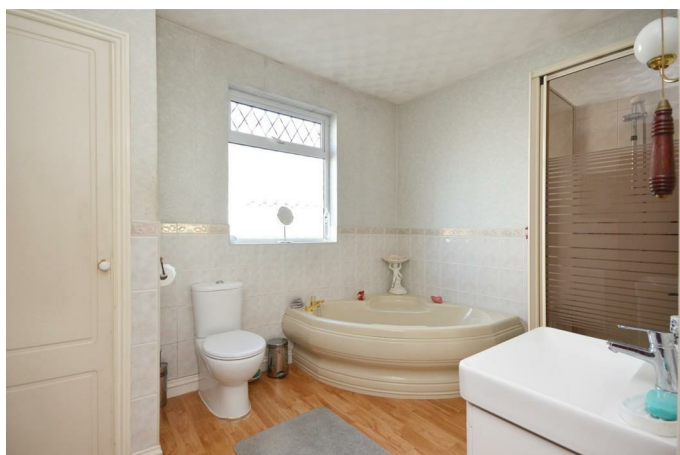
11'10" x 10'2" (3.63 x 3.10)



uPVC double glazed window to side aspect double radiator, coving.

Bathroom

8'3" x 10'2" (2.54 x 3.12)



Obscured uPVC double glazed window to rear aspect, double radiator, part tiled walls, wood effect flooring, suite comprising low level w/c, wash hand basin with storage beneath and mixer taps over, corner bath, separate tiled corner shower cubicle with mains shower over and hinged glazed door, cupboard housing Vaillant gas boiler with wooden shelving for linen.

First Floor Landing

Doors to

Store Room

12'0" x 12'3" (3.67 x 3.75)



Velux window, access to eaves storage.

Store Room

12'0" x 7'2" (3.66 x 2.19)

Velux window, access to eaves storage.

Outside



The rear courtyard style garden is laid mainly to patio for ease of maintenance with a raised planted border. A pedestrian gate gives access to the side. The rear garden is enclosed by featheredge fencing. The front of the property is laid mainly to lawn with a part concrete/part gravel driveway giving access to the garage and providing off street parking for several vehicles. There are borders containing a mixture of herbaceous perennials and ground cover. The front is enclosed by a low level block wall with brick coping, the side has featheredge and trellis fence with concrete posts with gravel boards. There is a covered porch to the front with tiled flooring.

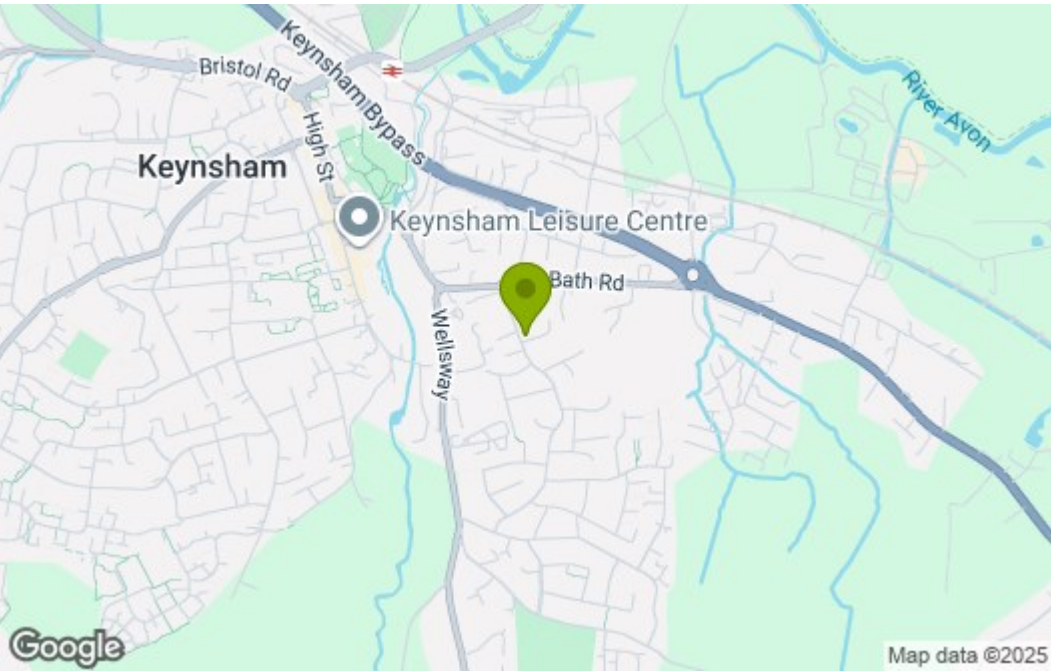
Directions

Sat Nav BS31 1NT

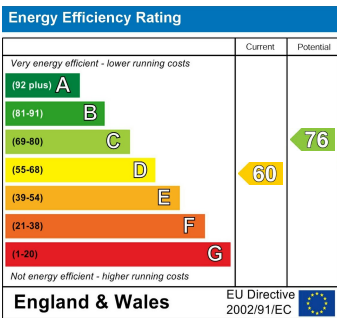
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.