



19 Limekilns Close, Bristol, BS31 1HR Offers In The Region Of £775,000

Welcome to this exquisite four-bedroom detached house located in the desirable cul-de-sac of Limekilns Close, Bristol. This executive home in Keynsham offers a perfect blend of comfort and convenience, making it an ideal choice for families.

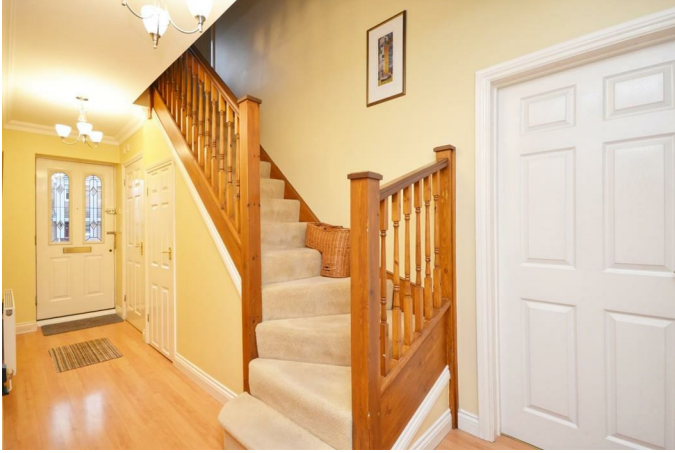
The property boasts a prime location, just a short distance from the highly regarded Wellsway Secondary School, ensuring that educational needs are well catered for. Additionally, the vibrant Keynsham Town Centre is within easy reach, providing a variety of local amenities, shops, and eateries for your enjoyment.

Inside, the home features a well-appointed fitted kitchen and a stylish bathroom, designed to meet the demands of modern family living. Two of the four spacious bedrooms come with ensuite facilities, providing added privacy and convenience. The master bedroom is particularly impressive, featuring a dressing area that enhances the overall appeal of the space. Outside, the property is complemented by a double garage and a driveway, offering ample parking for residents and guests alike. The enclosed south-facing rear garden is perfect for outdoor entertaining or simply enjoying the sunshine, creating a lovely retreat for family

Entrance via front door into

Hallway

17'9" x 6'6" (5.43 x 2.00)



Stairs rising to first floor landing, single radiator, under stairs storage cupboard, doors to

Downstairs W/C



uPVC double glazed obscured window to front aspect, suite comprising close coupled w/c, pedestal wash hand basin with taps over, single radiator.

Sitting Room

17'2" x 11'9" (5.25 x 3.59)



uPVC double glazed feature bay window to front aspect, two double radiators, living flame gas fire with stone surround, internal double doors to

Dining Room

12'5" x 11'9" (3.80 x 3.59)



uPVC double glazed patio doors opening to rear garden, double radiator.

Study

9'0" x 7'11" (2.75 x 2.43)



uPVC double glazed window to rear aspect, single radiator.

Kitchen/Breakfast Room

12'5" x 18'3" (3.80 x 5.57)



uPVC double glazed patio doors opening to rear garden, uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer tap over, integrated gas hob with fitted extractor over, integrated AEG double oven and Bosch dishwasher, double radiator, spot lights, door to garage, door to

Utility Room

5'1" x 8'6" (1.56 x 2.61)



Pedestrian door to side aspect, a range of floor units with worksurface over, sink drainer unit with mixer tap over, space and plumbing for washing machine, single radiator, wall mounted Ideal gas boiler.

Double Garage

17'2" x 18'10" (5.25 x 5.75)

Two up and over doors, power and light is connected.

First Floor Landing



uPVC double glazed window to front aspect, single radiator, doors to

Master Bedroom

11'4" x 11'9" (3.47 x 3.60)



uPVC double glazed window to front aspect, single radiator, opening to

Dressing Area



Spot lights, single radiator, door to

En suite Shower Room

8'6" x 6'3" (2.60 x 1.92)



Obscured uPVC double glazed window to side aspect, close coupled w/c, wash hand basin with mixer tap over and storage beneath, additional storage cupboards, fully tiled shower cubicle with shower over, single radiator, towel rail.

Bedroom Two

10'10" x 10'2" (3.32 x 3.10)



uPVC double glazed window to front aspect, single radiator, door to

Bedroom Three

9'7" x 11'9" (2.94 x 3.59)



uPVC double glazed window to rear aspect, single radiator.

En suite Shower Room



Suite comprising close coupled w/c, pedestal wash hand basin with taps over, fully tiled shower cubicle with shower over, single radiator, extractor fan.

Bedroom Four

10'11" x 8'4" (3.34 x 2.55)



uPVC double glazed window to rear aspect, single radiator, storage cupboard housing hot water tank.

Family Bathroom

6'3" x 8'7" (1.91 x 2.63)



Obscured uPVC double glazed window to rear aspect, suite comprising panelled bath with taps over, close coupled w/c, pedestal wash hand basin with taps over, fully tiled shower cubicle, single radiator, extractor fan.

Outside



The front of the property has a driveway providing off street parking for two vehicles and access to the double garage. The remainder is laid mainly to lawn. The south facing rear garden has a patio area immediately adjacent to the property ideal for al fresco dining, the remainder is laid mainly to lawn with a selection of mature plants and shrubs. There is a further patio area at the back of the garden. The rear garden is fully enclosed by wood panel fencing.

Directions

Sat Nav BS31 1HR

Floor Plan



Total area: approx. 181.3 sq. metres (1951.7 sq. feet)
19 Lime kilns Close, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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