



## 8 Mells Close, Bristol, BS31 1XJ

### Offers Over £500,000

**\*\*NO ONWARD SALES CHAIN\*\*** Nestled at the head of a tranquil cul de sac on Mells Close in Keynsham, Bristol, this charming three-bedroom link detached bungalow offers a delightful blend of comfort and convenience. The property is ideally located near Manor Road playing fields and picturesque Community woods, making it perfect for those who appreciate outdoor spaces. Families will be pleased to find that it falls within the highly regarded Wellsway School catchment area, ensuring access to quality education.

This beautifully presented bungalow boasts a range of modern features, including gas fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. The south-westerly facing mature rear garden provides a serene retreat, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property includes a single garage and a driveway, offering ample parking and storage solutions.

With no onward sales chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer, a family seeking a peaceful neighbourhood, or someone looking to downsize, this property presents an excellent opportunity. Don't miss the chance to view this lovely bungalow in a sought-after location.

Entrance via uPVC leaded front door into

### Hallway



Coving, access to loft space, single radiator, 2 storage cupboards (one with shelving, one with wooden shelving for linen and a radiator) doors to

### Cloakroom



Suite comprising low level w/c, wash hand basin with mixer tap over and storage cupboard beneath, chrome heated towel rail, tiled flooring, coving, extractor, inset spots.

### Kitchen/Breakfast Room

9'7" x 14'10" (2.93 x 4.53)



uPVC double glazed pedestrian door to rear garden, uPVC double glazed window to rear aspect, a recently refitted kitchen comprising a generous range of wall and floor units with worksurface over, 1 1/4 bowl sink drainer unit with chrome mixer taps over, tiled splash backs, integrated slimline dishwasher, 4 ring Bosch electric hob with extractor over, Bosch oven and grill, integrated fridge freezer, tiled flooring, electric underfloor heating, inset spots, coving, contemporary wall mounted radiator.

### Sitting Room

15'11" x 14'10" (4.87 x 4.53)



uPVC double glazed sliding patio doors to patio and rear garden, uPVC double glazed window to side aspect, wall lights, coving, double radiator.

### Master Bedroom

11'5" x 11'8" (3.50 x 3.56)



uPVC leaded double glazed window to front aspect, single radiator, coving, a range of wardrobes with hanging rail and shelving, bedside cabinets.

### Bedroom Two

7'4" x 9'9" (2.25 x 2.98)



uPVC leaded double glazed window to front aspect, single radiator, coving, a range of fitted wardrobes with hanging rail and shelving.

### Bedroom Three

6'6" x 9'9" (2.00 x 2.98)



uPVC leaded double glazed window to front aspect, single radiator, coving.

### Shower Room

8'2" x 5'1" (2.49 x 1.55)



Obscured uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, wash hand basin with chrome mixer taps over and storage beneath, tiled flooring, chrome heated towel rail, part tiled walls, coving, inset spots, extractor, fully tiled double shower cubicle with sliding glazed door and mains shower over.

### Outside



The front of the property has a driveway providing off street parking and access to the single garage. The south westerly facing rear garden is a huge benefit to this property. There is a recently laid patio area immediately adjacent to the property with a lower level block paved area ideal for garden furniture, the remainder is laid mainly to gravel for ease of maintenance with a level lawn area, there is a good selection of mature plants, shrubs and trees including a Japanese Maple. A summerhouse is also included in the sale. There is access to the side of the property via a pedestrian gate. The rear garden is enclosed by part wood panel fencing with concrete posts and gravel boards and wood panel fencing.

### Single Garage

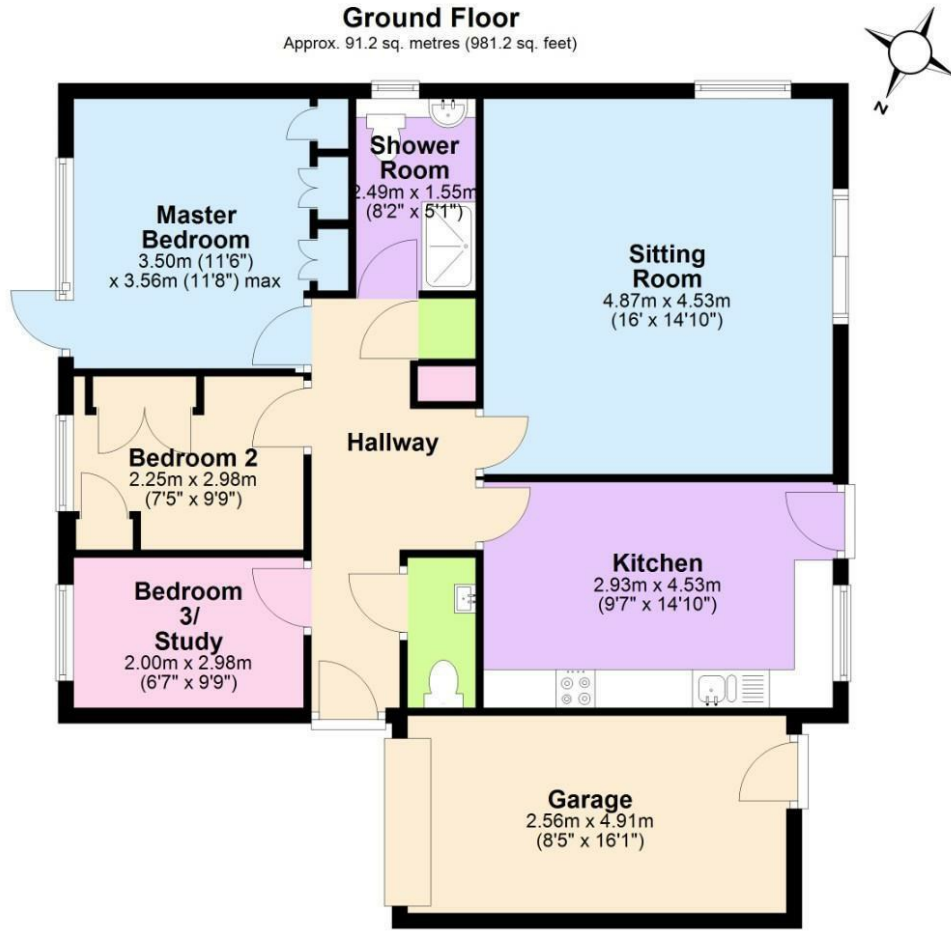
8'4" x 16'1" (2.56 x 4.91)

Electric sectional door, pedestrian door to rear garden, power and light is connected, Vaillant gas boiler.

### Directions

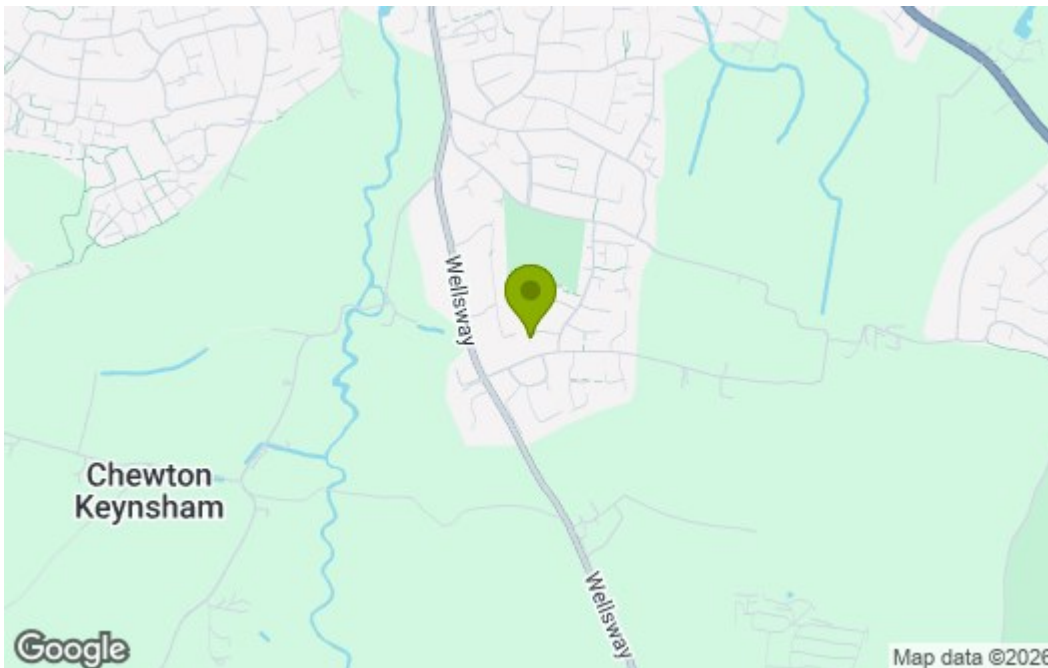
Sat Nav BS31 1XJ

## Floor Plan

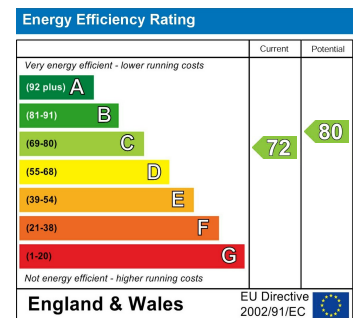


Total area: approx. 91.2 sq. metres (981.2 sq. feet)  
**8 Mells Close, Keynsham**

## Area Map



## Energy Efficiency Graph



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