



8 Dragons Hill Gardens, Bristol, BS31 1LN

Offers In The Region Of £450,000

Nestled in the tranquil cul-de-sac of Dragons Hill Gardens, this exceptionally well-presented four-bedroom townhouse is a perfect family home. Spanning three storeys, the property boasts a spacious reception room, ideal for both relaxation and entertaining. The modern design is complemented by uPVC double glazing and gas-fired central heating, ensuring comfort throughout the seasons.

The townhouse features a well-appointed bathroom and four generously sized bedrooms, providing ample space for family living. The westerly facing rear garden is a delightful outdoor space, perfect for enjoying the afternoon sun. Additionally, the property includes a single garage and parking for up to three vehicles, a rare convenience in this sought-after area.

Located just a stone's throw from the Memorial Park and the vibrant Keynsham Town Centre, this home is within the catchment area for the highly regarded Wellsway School, making it an excellent choice for families. Keynsham itself is ideally positioned between Bristol and Bath, offering easy access to both cities via well-connected road and rail networks. The High Street is bustling with a variety of shops, public houses, and restaurants, ensuring that all your daily needs are met.

Entrance via uPVC double glazed front door into

Hallway

10'3" x 7'8" (3.13 x 2.35)



Obscured uPVC double glazed window to front aspect, storage cupboard housing Vaillant Eco Fit Pure gas boiler with shelving, double radiator, under stairs storage cupboard, stairs rising to first floor landing, doors to

Downstairs W/C

Low level W/C, pedestal wash hand basin, tiled flooring, small single radiator.

Study/Bedroom Four

9'11" x 6'4" (3.03 x 1.94)



uPVC double glazed window to rear aspect, single radiator.

Utility Room

6'0" x 5'11" (1.83 x 1.82)



uPVC double glazed window to rear aspect, tiled flooring, single radiator, work surface area with storage cupboards beneath, circular stainless steel sink with mixer tap over, tiled splash backs, space and plumbing for automatic washing machine, door to

Utility Area

6'1" x 5'4" (1.87 x 1.64)

uPVC double glazed doors to rear aspect, tiled flooring, space for fridge freezer, space for coats, door to

Garage

17'9" x 8'2" (5.43 x 2.51)

Electric up and over door, power and light connected.

First Floor Landing

5'7" x 10'9" (1.72 x 3.29)

Stairs rising to second floor landing, doors to

Sitting Room

23'3" x 19'2" (7.10 x 5.85)



uPVC double glazed windows to rear aspect, coving, 2 double radiators.

Open Plan L-Shaped Kitchen/Dining Room

11'6" x 19'1" (3.52 x 5.84)



uPVC double glazed windows to front aspect, a range of wall and floor units with roll edge work surface over, stainless steel sink drainer unit with mixer tap over, 5 ring AEG gas hob with extractor over, AEG integrated oven and microwave, integrated dishwasher and fridge and freezer, under unit lighting, tiled splash backs, wood effect flooring, double radiator.

Second Floor Landing

Access to loft space, storage cupboard with wooden shelving for linen, further storage cupboard with hanging rails and shelving, doors to

Master Bedroom

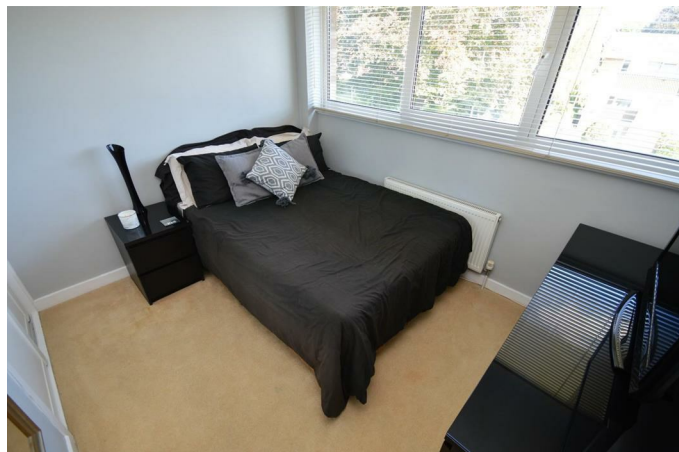
12'11" x 10'0" (3.94 x 3.07)



uPVC double glazed window to rear aspect, single radiator, inset spots, built in mirrored wardrobes with hanging rail and shelving.

Bedroom Two

8'4" x 10'0" (2.55 x 3.07)



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

Bedroom Three

9'11" x 8'10" (3.03 x 2.70)



uPVC double glazed window to rear aspect, single radiator.

Family Bathroom

6'11" x 5'7" (2.12 x 1.71)



Obscured uPVC double glazed window to front aspect, suite comprising concealed cistern w/c, wash hand basin with chrome mixer taps over and storage beneath, panelled bath with hinged glazed shower screen and mains Mira shower over, fully tiled, wood effect flooring, wall mounted heated towel rail.

Outside

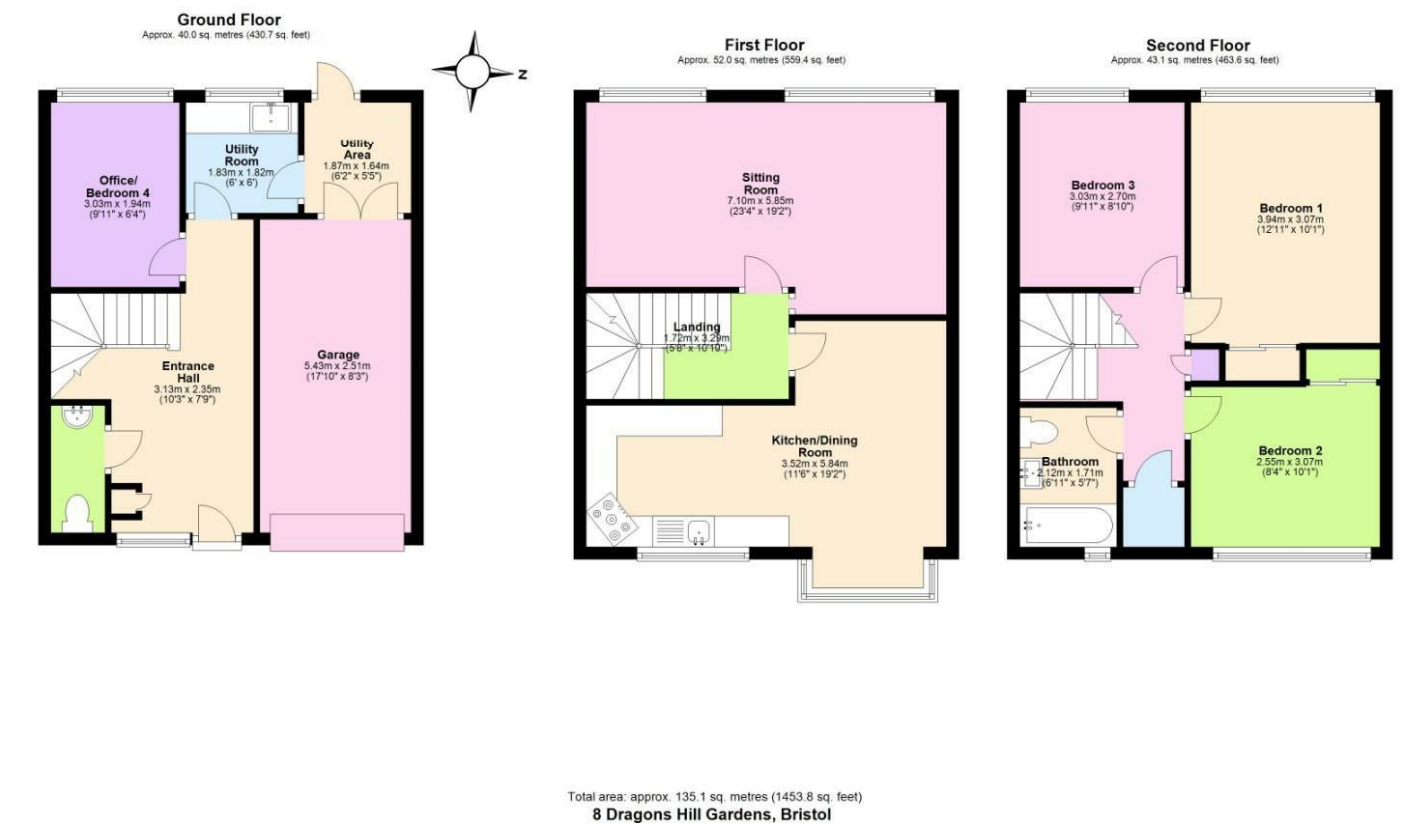


The westerly facing rear garden is immaculately presented with a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with borders containing a mixture of plants and shrubs with a small area of gravel. A summerhouse/shed workshop with power and light is also included in the sale. The rear garden is enclosed partly by wood panel fencing and stone walling with cock and hen finish. The front of the property has a driveway providing access to the garage and off street parking for several vehicles, the remainder is laid mainly to lawn.

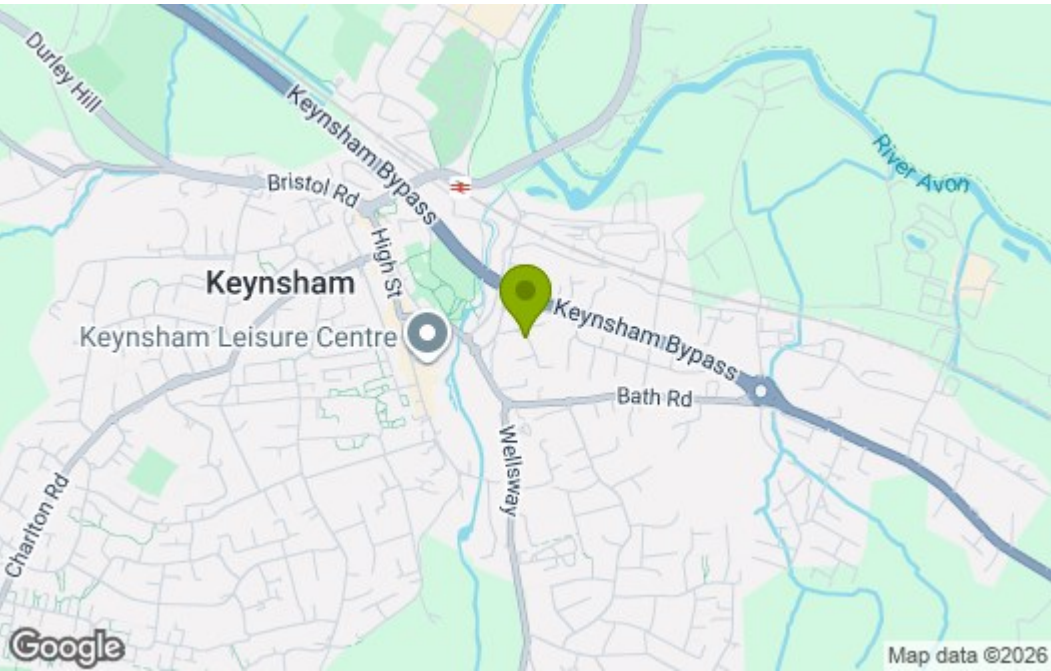
Directions

Sat Nav BS31 1LN

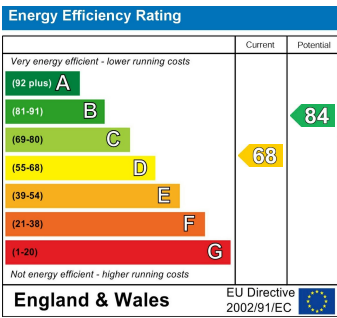
Floor Plan



Area Map



Energy Efficiency Graph



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