



2 Hestia Close, Keynsham, BS31 2GQ

Offers Over £425,000

Nestled in the desirable Hestia Close, Keynsham, this immaculate three-bedroom detached house offers a perfect blend of modern living and convenience. Built in 2018, the property spans an impressive 947 square feet and is designed to cater to the needs of contemporary families.

Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The well-appointed kitchen features a utility room, ensuring practicality for everyday tasks. The master bedroom boasts an en suite, providing a private sanctuary for the homeowners, while the additional two bedrooms are perfect for family members or guests.

The property is further enhanced by a well-maintained enclosed south-facing rear garden, perfect for enjoying sunny days and outdoor gatherings. A single garage and a driveway offer ample parking adding to the convenience of this lovely home. Located close to local amenities, this property is not only a beautiful residence but also a practical choice for those seeking easy access to shops, schools, and recreational facilities. With gas-fired central heating and uPVC double glazing, comfort and energy efficiency are assured throughout the year.

Entrance via composite front door into

Hallway



Stairs rising to first floor landing, understairs storage cupboard, double radiator, doors to

Cloakroom



Suite comprising close coupled w/c, pedestal wash hand basin with mixer taps, single radiator, extractor fan.

Sitting Room

12'9" x 12'1" (3.91 x 3.70)



uPVC double glazed window to front aspect, single radiator.

Kitchen/Dining Room

18'1" x 9'4" (5.52 x 2.87)



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, integrated oven and induction hob with fitted extractor over, integrated fridge freezer and dishwasher, sink drainer unit with mixer taps over, double radiator, space for dining table, door to

Utility Room

5'7" x 5'5" (1.71 x 1.66)



uPVC double glazed door to side aspect, fitted worksurface, space and plumbing for washing machine, space for tumble drier, wall mounted combination boiler, storage cupboard.

First Floor Landing



uPVC double glazed window to side aspect, doors to

Master Bedroom

12'11" x 10'7" (3.96 x 3.24)



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

En Suite Shower Room



Obscured uPVC double glazed window to front aspect, suite comprising close coupled w/c, pedestal wash hand basin with mixer tap over, shower cubicle with shower over, single radiator.

Bedroom Two

9'6" x 9'6" (2.91 x 2.90)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

9'5" x 8'3" (2.89 x 2.53)



uPVC double glazed window to rear aspect, single radiator.

Family Bathroom

7'0" x 5'8" (2.15 x 1.75)



Obscured uPVC double glazed window to side aspect, suite comprising paneled bath, pedestal wash hand basin with mixer tap over, close coupled w/c, single radiator, extractor fan.

Outside



The front of the property has a pathway leading to the front door, the remainder is laid mainly to lawn. The south facing rear garden has a patio area immediately adjoining the property ideal for garden furniture, the remainder is laid mainly to lawn with an area laid to

perfect ideal for a children's play area, the rear garden is fully enclosed by brick walling and wood fencing. A single garage is situated to the rear of the garden with a driveway providing off street parking.

Single Garage



Pedestrian door to rear garden, metal up and over door, power and light is connected.

Directions

Sat Nav BS31 2GQ

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(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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