EVELEIGHS

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58 Minsmere Road, Bristol, BS31 1PT

Offers In The Region Of £395,000

Nestled on Minsmere Road in the charming town of Keynsham, Bristol, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for families, the property is located within easy walking distance of the highly regarded Wellsway School and Chandag Infants School, making school runs a breeze. Local shops and amenities are also just a short stroll away, ensuring that daily necessities are always within reach.

The house boasts a well-designed layout, featuring a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The recently refitted kitchen is a standout feature, offering modern appliances and ample storage, perfect for culinary enthusiasts. The bathroom has also been tastefully updated, ensuring a fresh and contemporary feel throughout the home.

Immaculately presented, this property benefits from uPVC double glazing and gas-fired central heating, providing both energy efficiency and comfort throughout the seasons. The exterior of the house includes a driveway providing off street parking, along with a single garage, offering additional storage or parking options.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

uPVC double glazed door into

Porch
Further uPVC double glazed obscured door into

Hallway
11'4" x 5'10" (3.46 x 1.78)

Stairs rising to first floor landing, single radiator, doors to

Sitting Room
12'5" x 11'4" (3.81 x 3.46)

uPVC double glazed window to front aspect, double radiator.

Kitchen/Dining Room
18'8" x 10'0" (5.69 x 3.07)

uPVC double glazed window to rear aspect, uPVC double glazed sliding patio doors to rear garden, a recently refitted kitchen with a range of modern wall and floor units with Quartz worksurface over, sink unit with mixer tap over, integrated oven, AEG induction hob and slimline dishwasher, space for freestanding fridge freezer. Open plan into dining area, contemporary wall mounted radiator, breakfast bar area, space for dining table, spot lights, uPVC double glazed obscured door opening to rear garden.

First Floor Landing
9'0" x 6'2" (2.75 x 1.90)

uPVC double glazed window to side aspect, access to loft space, airing cupboard housing Vaillant combination boiler, doors to

Master Bedroom
12'1" x 11'6" (3.69 x 3.52)

uPVC double glazed window to rear aspect enjoying countryside views towards the woodland, double radiator.

Bedroom Two
12'5" x 10'0" (3.81 x 3.06)

uPVC double glazed window to front aspect, single radiator.

Bedroom Three
8'9" x 7'1" (2.69 x 2.16)

uPVC double glazed window to front aspect, single radiator.

Family Bathroom
8'5" x 5'5" (2.57 x 1.66)

Obscured uPVC double glazed windows to rear aspect, a recently refitted suite comprising p-shaped bath with rainfall shower over, close coupled w/c, wall mounted wash hand basin with mixer taps over, heated towel rail, spot lights.

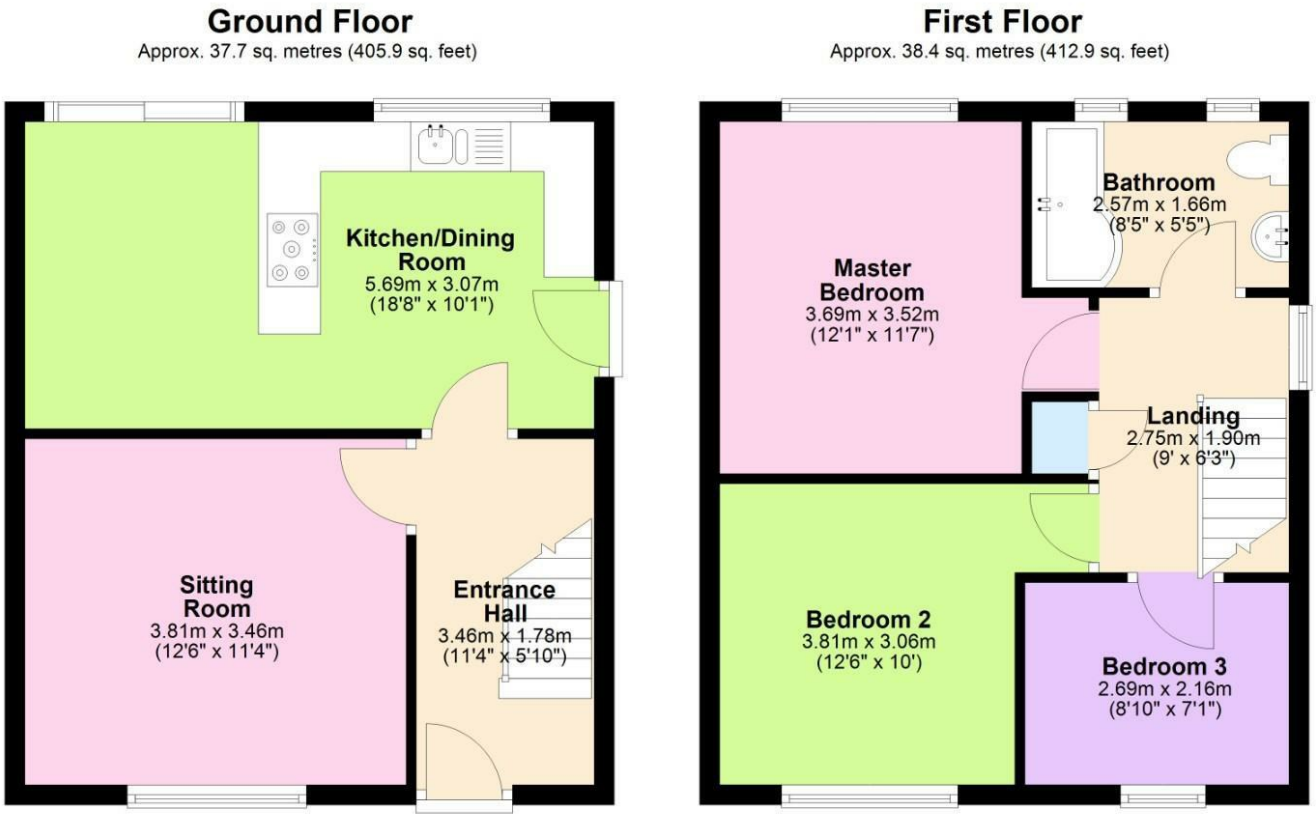
Outside

The front of the property has a driveway providing off street parking and access to the single garage, the remainder is laid mainly to gravel for ease of maintenance and is enclosed by wrought iron railings. A pathway leads to the front door. The rear garden has a patio immediately adjacent to the property ideal for garden furniture, a step up leads to the remainder of the garden.

Garage
Metal up and over door, power and light is connected, uPVC double glazed obscured pedestrian door to rear garden, uPVC double glazed obscured window to rear aspect,

Directions
Sat Nav BS31 1PT

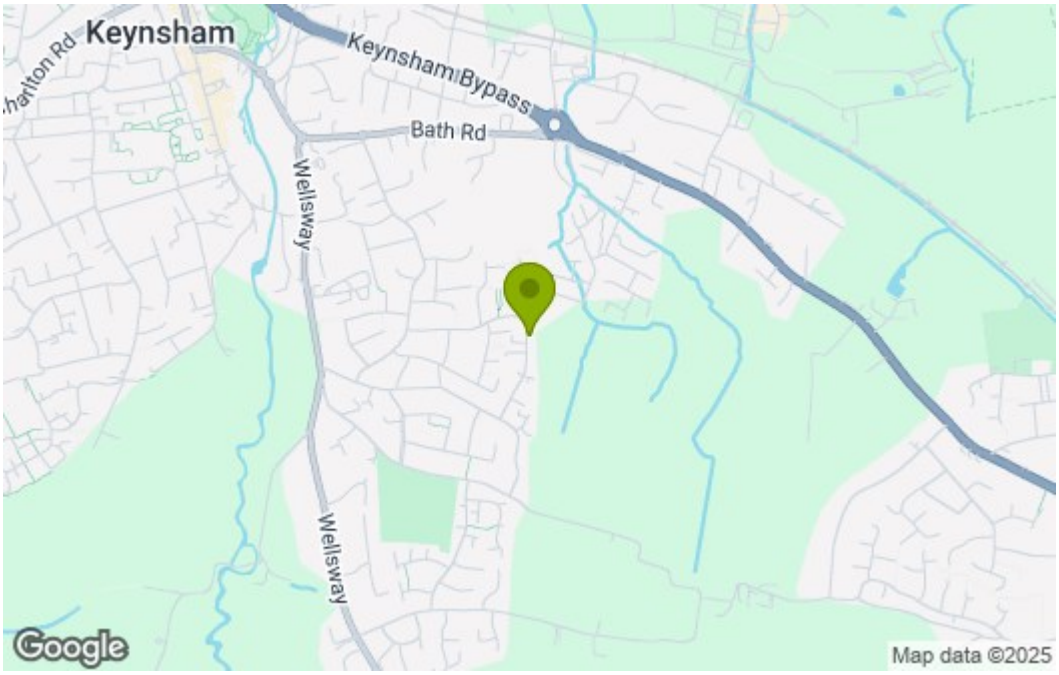
Floor Plan



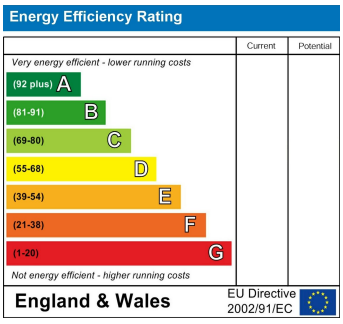
Total area: approx. 76.1 sq. metres (818.8 sq. feet)

58 Minsmere Road, Keynsham Rd

Area Map



Energy Efficiency Graph



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