



## 9 Hurn Lane, Bristol, BS31 1RH Offers In The Region Of £850,000

Nestled on the sought-after Hurn Lane in Keynsham, Bristol, this immaculately presented four-bedroom detached family home offers a perfect blend of modern living and traditional charm. Situated within the highly regarded Wellsway school catchment area, this property is ideally located near local shops and amenities, as well as picturesque countryside walks. With excellent transport links to both Bristol and Bath, it is perfect for those commuting to the city.

Upon entering, you will be greeted by a spacious layout featuring four reception rooms, providing ample space for family gatherings and entertaining guests. The heart of the home is undoubtedly the stunning contemporary rear extension, which boasts a sun room with bi-folding doors that seamlessly connect the indoor and outdoor spaces, leading to a beautifully manicured mature garden. This tranquil outdoor area is perfect for relaxation or hosting summer barbecues.

The property comprises four well-proportioned bedrooms, including a master suite with en suite facilities, ensuring comfort and privacy for the whole family. Additionally, there is a modern bathroom and a

Entrance via front door into

### Entrance Hall



Stairs rising to first floor landing, obscured uPVC double glazed windows to both front and side aspects, period style radiator, wood effect flooring, understairs storage cupboard with light, doors to

### Sitting Room

13'10" x 12'6" (4.23 x 3.82)



Feature uPVC double glazed bay window to front aspect, uPVC double glazed window to side aspect, coving, wood effect flooring, large single radiator, feature living flame gas fire with marble hearth and stone surround and mantel over.

### Reception Room

14'3" x 12'4" (4.36 x 3.76)



uPVC double glazed French doors leading to patio and rear garden, coving, period style radiator, living flame gas fire with marble hearth, stone surround and mantel over.

### Open Plan Kitchen

11'10" x 9'6" (3.61 x 2.91)



uPVC double glazed window to rear aspect, a range of wall and floor units with Quartz worksurface over, ceramic sink with chrome mixer taps over, part tiled walls, 4 ring electric hob with extractor hood and light over, integrated dishwasher, Bosch oven, grill and microwave, central island unit with further storage cupboards and space for bar stools, spot lights, wood effect flooring, space and plumbing for American style fridge freezer, period style radiator, Velux window, period style radiator, door to utility room, opening to study, open plan into

### Sun Room

18'3" x 14'9" (5.58 x 4.52)



Velux window, inset spots, wood effect flooring, anthracite grey aluminum double set of bi-folding doors opening to rear garden.

### Utility Room

5'11" x 5'1" (1.81 x 1.55)



Wood effect flooring, extractor, wall mounted Ideal Logic gas boiler, storage cupboards, 1 1/2 bowl stainless steel sink drainer unit with mixer taps, tiled splash backs, space and plumbing for automatic washing machine, door to garage, door to

## W/C



Obscured uPVC double glazed window to side aspect, low level w/c, wash hand basin with chrome mixer taps over and storage beneath, wall mounted pillar radiator, part tiled, wood effect flooring.

## Garage

17'4" x 8'7" (5.30 x 2.64)

Metal up and over door, power and light is connected, space for further white goods, eaves storage.

## Study

12'11" x 5'1" (3.95 x 1.57)



uPVC double glazed part arched window to front aspect, wood effect flooring, single radiator, inset spots.

## First Floor Landing



Obscured uPVC double glazed window to side aspect, single radiator, doors to

## Family Bathroom



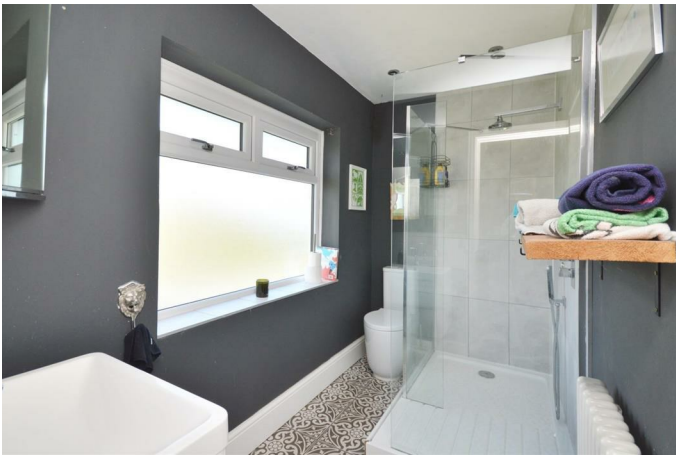
Obscured uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, p-shaped panelled bath with curved hinged shower screen and mains rainfall shower with separate attachment over, wash hand basin with mixer taps and storage beneath, decorative tiled flooring, chrome heated towel rail, access to loft space, airing cupboard housing hot water tank with wooden shelving for linen, inset spots, extractor.

### Master Bedroom



uPVC double glazed window to rear aspect, double radiator, door to

### En Suite Shower Room



Obscured uPVC double glazed window to rear aspect, decorative tiled flooring, low level w/c, wash hand basin with mixer taps over, period style radiator, slight step up into fully tiled shower cubicle with part fixed glazed screen, mains shower over and separate shower attachment, inset spots, extractor.

### Bedroom Two

9'11" x 12'7" (3.03 x 3.85)



Feature uPVC double glazed bay window to front

aspect, uPVC double glazed window to side aspect, double radiator.

### Bedroom Three

12'8" x 8'10" (3.88 x 2.71)



uPVC double glazed window to front aspect, single radiator.

### Bedroom Four

5'10" x 8'10" (1.80 x 2.71)



uPVC double glazed window to side aspect, single radiator.

### Outside



The front of the property is laid mainly to block paving providing ample off street parking and access to the single garage. There are borders containing a mixture of laurel hedging, there is also a low level wooden panel fence with concrete posts and gravel board. There is pedestrian access to the rear garden via a

wrought iron gate. The rear garden has patio area immediately adjacent to the property ideal for al fresco dining, there is a mature planted border with a good selection of plants and shrubs, steps lead down onto the remainder of the garden which is laid mainly to lawn with planted borders containing a good selection of plants and shrubs and some recently planted cherry trees along with a mature fig tree. In the corner of the garden is a slightly raised decking area with pergola over ideal for further garden furniture. The rear garden is enclosed mainly by wood panel fencing and a block wall with trellis and feather edge fencing.

### **Single Garage**

Metal up and over door, power and light is connected.

### **Directions**

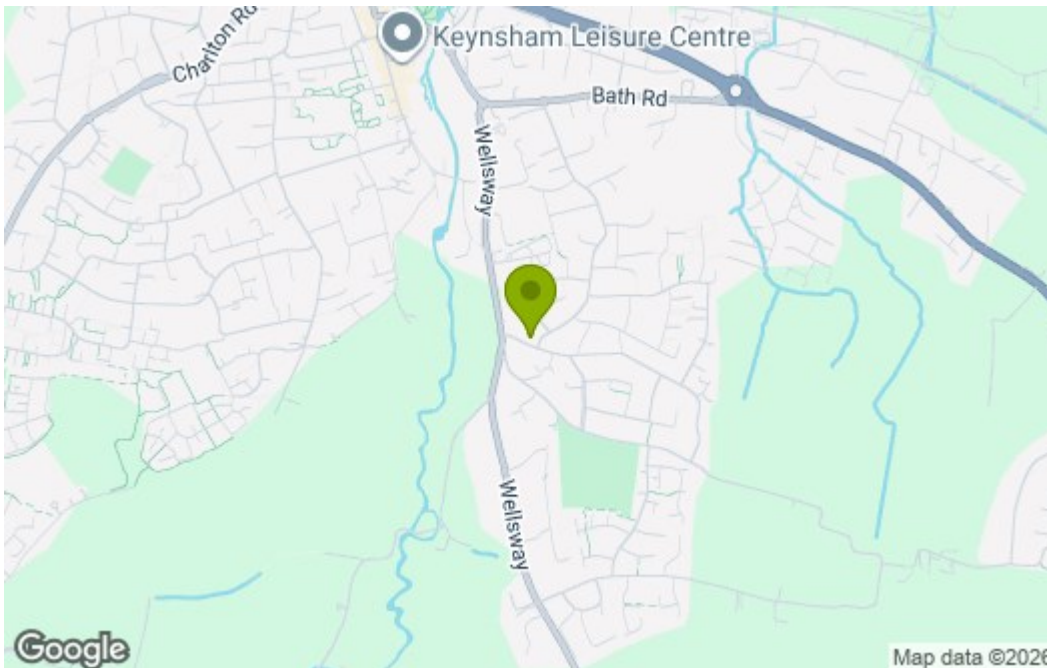
Sat Nav BS31 1RH

## Floor Plan



Total area: approx. 175.2 sq. metres (1886.4 sq. feet)  
**9 Hurn Lane, 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			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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