EVELEIGHS

info@eveleighs.com
www.eveleighs.com

4 Chelmer Grove, Bristol, BS31 1QA

Offers In The Region Of £575,000

Nestled in the tranquil cul de sac of Chelmer Grove, Keynsham, this impressive four-bedroom semi-detached house offers an ideal family home in a highly sought-after area. The property is situated within the esteemed Wellsway school catchment, making it a perfect choice for families seeking quality education for their children.

Upon entering, you will find a spacious reception room that provide ample space for both relaxation and entertaining. The well-appointed open plan kitchen/dining/family room is designed for modern living, ensuring that family meals and gatherings are a delight. The house boasts two well-fitted bathrooms, catering to the needs of a busy household.

This residence is presented to a very high standard throughout, featuring gas-fired central heating and uPVC double glazing, ensuring comfort and energy efficiency all year round. The enclosed rear garden is a generous size, offering a private outdoor space for children to play or for hosting summer barbecues with friends and family.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via front door with obscured uPVC double glazed side windows to

Hallway
11'11" x 6'11" (3.64 x 2.13)

Radiator, stairs rising to first floor landing, understairs storage cupboard, wood flooring, inset spots, doors to

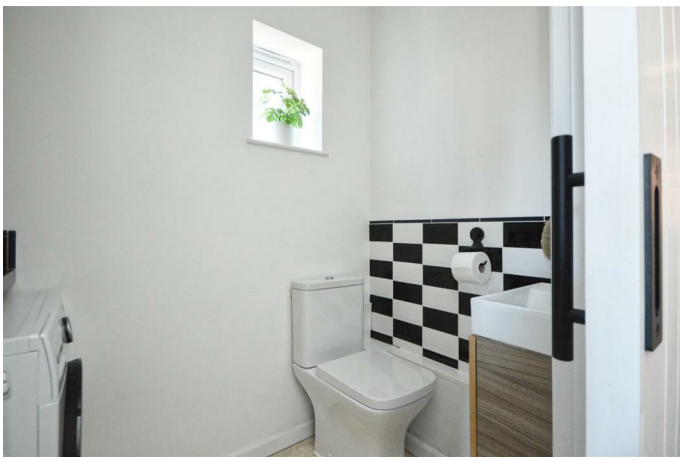
Sitting Room
11'5" x 10'10" (3.50 x 3.32)

uPVC double glazed feature bay window to front aspect, double radiator, coving, wood flooring, alcove shelving and storage cupboards, feature wood burning stove with granite hearth and wooden surround and mantle over.

Open Plan Kitchen/Dining/Family Room
10'7" x 18'0" (3.25 x 5.51)

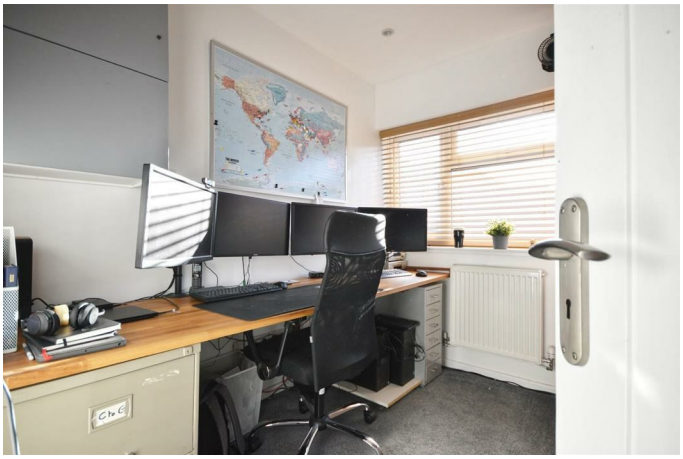
uPVC double glazed windows to rear aspect, uPVC double glazed French doors with side panels to patio and rear garden, wood flooring, a range of mainly floor units with worksurface over, 1 1/4 bowl ceramic sink drainer unit with mixer tap over, tiled splash backs, full sized integrated dishwasher, 5 ring Neff gas hob with contemporary extractor with fan and light over, Neff built in oven and grill, integrated microwave, space for American style fridge freezer, inset spots, pull out larder cupboard, double radiator, contemporary chrome radiator, sliding door to

Downstairs W/C / Utility
6'10" x 4'0" (2.09 x 1.22)



Obscured uPVC double glazed window to side aspect, tiled flooring, part tiled walls, low level w/c, wash hand basin with chrome mixer tap over, work surface area with space and plumbing for white goods including washing machine and tumble drier, extractor, inset spots.

Study (Formally garage)
8'8" x 6'11" (2.65 x 2.12)



uPVC double glazed window to front aspect, single radiator, inset spots, cupboard housing Worcester combination boiler.

First Floor Landing
8'4" x 6'11" (2.55 x 2.13)

Velux window, inset spots, shelving, storage cupboard with shelving and light, access to loft space via pull down ladder, doors to

Master Bedroom
11'8" x 10'9" (3.57 x 3.30)

uPVC double glazed feature bay window to front aspect, double radiator, space for freestanding wardrobes.

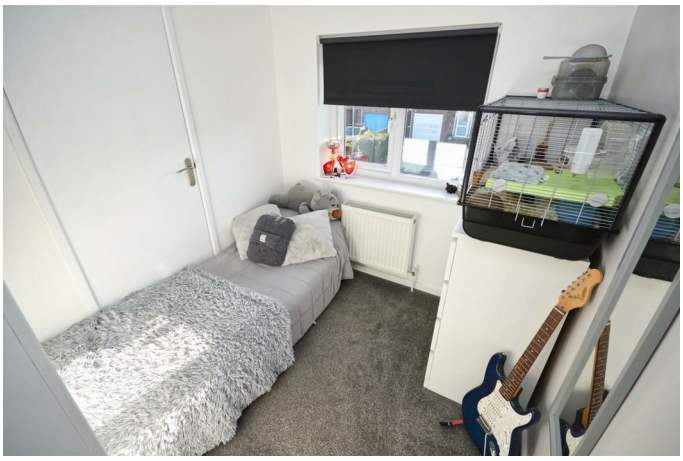
Bedroom Two
11'2" x 10'9" (3.41 x 3.28)

uPVC double glazed window to rear aspect, single radiator.

Bedroom Three
11'5" x 6'11" (3.50 x 2.12)

uPVC double glazed window to front aspect, small double radiator, interconnecting door into

Bedroom Four
8'5" x 7'1" (2.58 x 2.18)



uPVC double glazed window to front aspect, small double radiator, built in over stairs wardrobe.

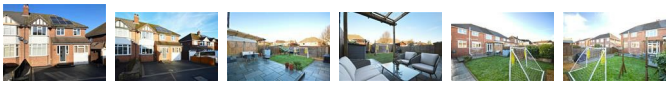
Family Bathroom
5'5" x 7'0" (1.66 x 2.14)

Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with mixer taps and storage beneath, panelled bath with shower attachment over, inset spots, chrome heated towel rail, extractor, fully tiled walls, wood effect flooring.

Shower Room
5'2" x 6'10" (1.58 x 2.10)

Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, pedestal wash and basin with mixer taps over, step up into shower cubicle with hinged glazed door and mains rainfall shower with separate shower attachment over, inset spots, chrome heated towel rail, tiled flooring, fully tiled walls, inset spots, exctractor.

Outside



The rear garden is of a good size with steps leading down to a recently laid part covered patio area ideal for al fresco dining, there is an area of Romsey gravel at the bottom of the garden where a garden shed is situated with power and light connected. The remainder of the garden is laid mainly to a level lawn with raised planting pockets. The rear garden is enclosed mainly by wooden fencing with concrete posts and gravel boards. The front of the property is laid to a tarmac driveway with a brick edge providing ample off street parking. There is a raised curb with a border containing some gravel for ease of maintenance. There is pedestrian access to the rear via a wooden gate. The front of the property is enclosed by a low level featheredge fence with wooden fencing with curved trellis and concrete post.

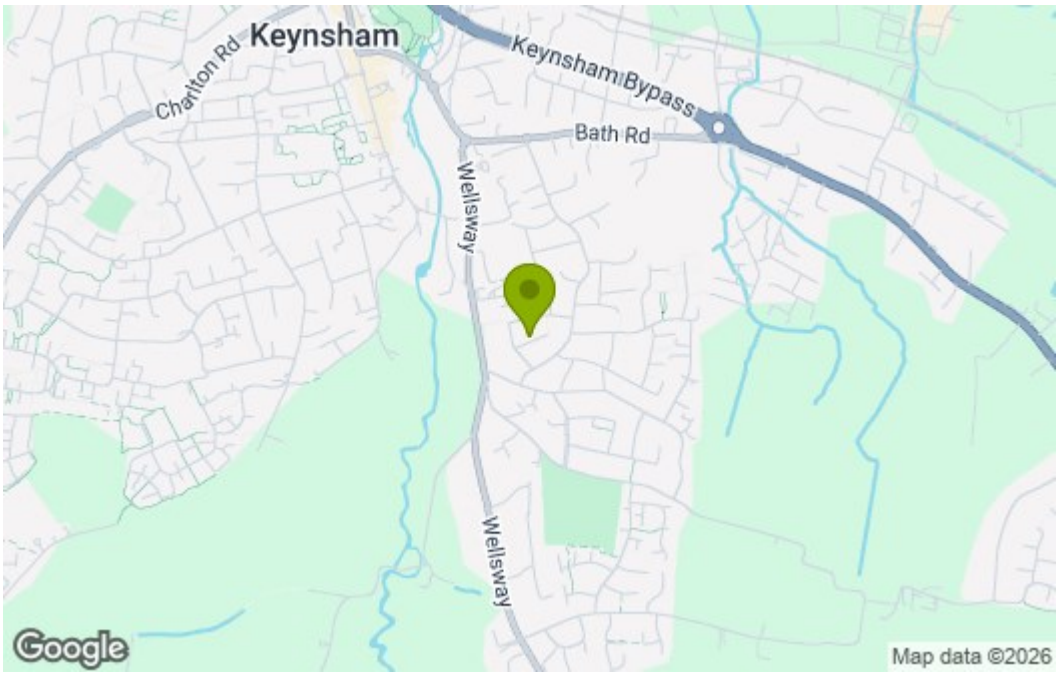
Directions
Sat Nav BS31 1QA

Floor Plan

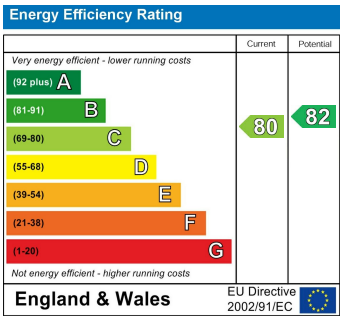
Total area: approx. 113.0 sq. metres (1216.0 sq. feet)

4 Chelmer Grove, Keynsham

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.