Eveleighs

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# 51 Charlton Road, Bristol, BS31 2JQ

## £700,000

**No Onward Chain** Nestled on Charlton Road in the charming town of Keynsham, Bristol, this delightful four-bedroom end of terrace house offers a perfect blend of modern living and classic charm. Built in 1946, this lovely property has been thoughtfully arranged over three floors, providing ample space for families or those seeking extra room for guests.

As you enter, you are welcomed by two inviting reception rooms, ideal for both relaxation and entertaining. The well-appointed open plan kitchen and dining area create a warm atmosphere for family meals and gatherings. The property boasts a well-maintained shower room and four generously sized bedrooms, ensuring comfort for all occupants.

One of the standout features of this home is the good-sized rear garden, complete with a luxurious hot tub, perfect for unwinding after a long day. Additionally, a large detached garage is accessible via a lane at the rear, providing excellent storage or workshop space. Off-street parking for a number of vehicles adds to the convenience of this property.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

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Entrance via front door with double glazed side panels into

**Covered Porch**
6'2" x 5'8" (1.88 x 1.73)
Tile effect flooring, inset spots, area for shoes and coats, step up through further door with side panels into

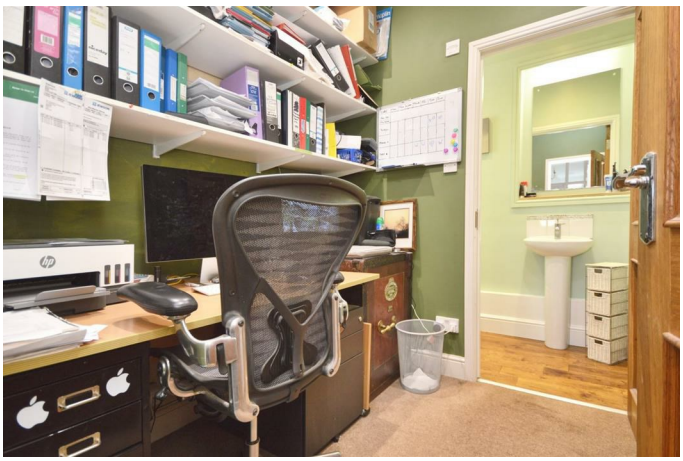
**Hallway**

Stairs rising to first floor landing, coving, radiator, wood flooring, understairs storage cupboard, further storage cupboard housing Worcester gas combination boiler with hanging space, doors to

**Sitting Room**
14'9" x 12'7" (4.51 x 3.86)

Feature uPVC double glazed bay window to front aspect, period features including coving, central ceiling rose and picture rail, wall lights, double radiator, living flame gas fire with granite hearth and stone surround and mantel over.

**Office**
6'9" x 6'5" (2.06 x 1.96)



Single radiator, inset spots, shelving, door to

**Downstairs W/C**

Obscured uPVC double glazed window to side aspect, suite comprising low level Roca w/c, pedestal wash hand basin with mixer taps over, extractor, inset spots, wood flooring.

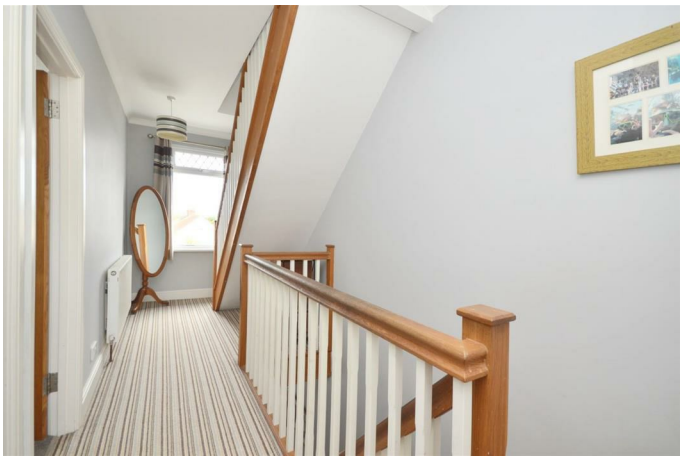
**Lounge**
13'8" x 11'10" (4.17 x 3.63)

Coving, double radiator, wood flooring, opening to

**Kitchen/Dining Room**
13'4" x 17'3" (4.07 x 5.27)

Velux windows, single radiator, uPVC double glazed doors to patio and rear garden, wood flooring, kitchen area - tiled flooring, uPVC double glazed window to rear aspect, a good range of wall and floor units with worksurfaces over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, low level tiled splash back, under unit lighting, space and plumbing for automatic washing machine, integrated Neff dishwasher, integrated washing machine, 4 ring gas hob with extractor hood and light over, Neff electric oven and grill, space for American style fridge freezer.

**First Floor Landing**
19'1" x 5'8" (5.83 x 1.73)



Stairs rising to second floor landing, radiator, uPVC double glazed window to front aspect, doors to

**Master Bedroom**
14'7" x 12'7" (4.46 x 3.86)

uPVC double glazed feature bay window to front aspect, single radiator, coving, a range of fitted wardrobes with hanging rail and shelving.

**Bedroom Two**
13'6" x 12'5" (4.14 x 3.79)

uPVC double glazed window to rear aspect, double radiator, built in storage cupboards with shelving, coving.

## Shower Room
6'9" x 8'10" (2.08 x 2.71)

Obscured uPVC double glazed window to rear aspect, concealed cistern w/c, wash hand basin with mixer taps over and storage beneath, fully tiled shower cubicle with mains shower and separate shower attachment over, inset spots extractor, wall mounted heated towel rail, Karndean flooring.

## Second Floor Landing
Coving, uPVC double glazed window to side aspect, doors to

## Bedroom Three
21'8" x 13'11" (6.61 x 4.25)

uPVC double glazed window to rear aspect, 2 Velux windows to front aspect, access to eaves storage, 2 single radiators.

Agents Note : There is an option to add an ensuite facility to this room if needed.

## Bedroom Four
10'5" x 8'1" (3.18 x 2.48)

uPVC double glazed window to rear aspect, single radiator.

## Outside

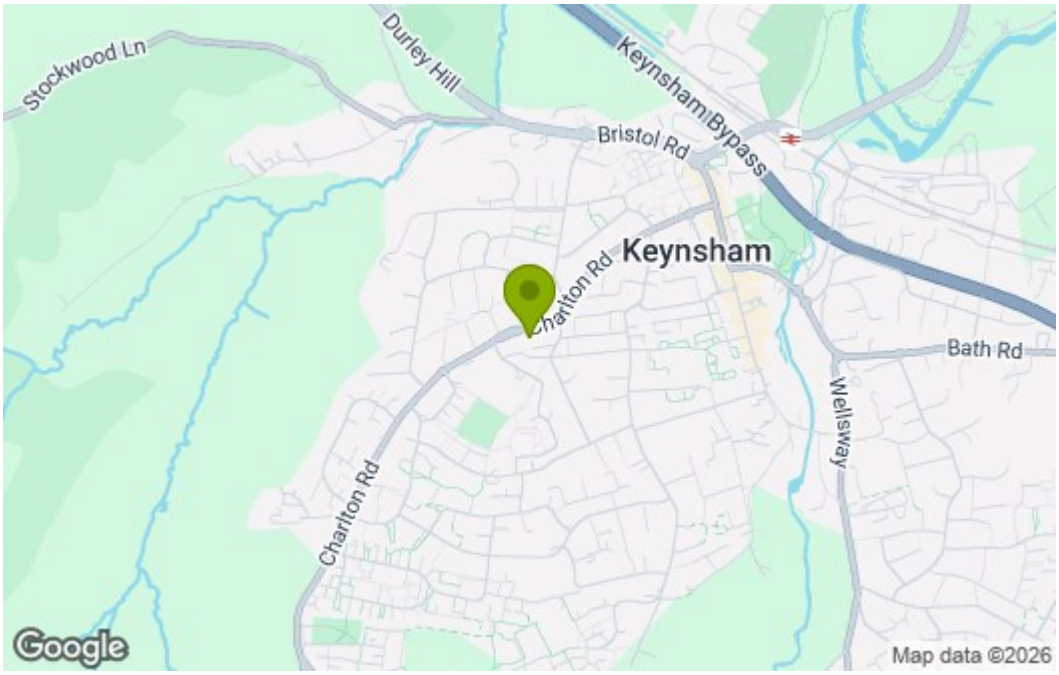
The front of the property has a block paved driveway providing off street parking for a number of vehicles. The front is enclosed by a low level wall and featheredge fencing. The rear garden has a good sized patio area immediately adjacent to the property ideal for entertaining, with wall lights, a pathway leads down the side of the property where a pedestrian gate gives access to the front. The remainder is laid to a level lawn with a pathway leading to the top of the garden where a gravel area with a curved seat and firepit is situated along with a pergola and hot tub. The rear garden is enclosed by a well maintained hedge and a brick wall with mature trees and climbers.

## Garage
20'10" x 21'0" (6.37 x 6.41)
uPVC door to rear, uPVC double glazed obscured window to rear garden, power and light is connected, electric double roller door, further pedestrian door to front access, eaves storage space, wall light on back of garage.

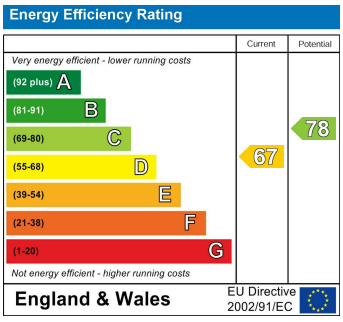
## Directions
Sat Nav BS31 2JQ

## Floor Plan

## Area Map




## Energy Efficiency Graph

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