



8 Maple Walk, Bristol, BS31 2SB Offers In The Region Of £299,950

Positioned in the charming area of Maple Walk, Keynsham, this delightful three-bedroom mid-terraced house offers a perfect blend of comfort and convenience. The property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

The fitted kitchen is well-equipped, making meal preparation a pleasure, while the modern bathroom ensures a refreshing start to your day. A lovely conservatory extends the living space, allowing natural light to flood in and creating a serene spot to unwind. The property is well presented throughout, reflecting a warm and inviting atmosphere.

Step outside to discover an enclosed, low-maintenance rear garden, ideal for enjoying the outdoors without the hassle of extensive upkeep. Additionally, the property benefits from double glazing and gas central heating, ensuring comfort all year round.

Entrance via uPVC double glazed obscured glass door into

Porch

Floor to ceiling obscured window to front aspect, further uPVC double glazed door into

Hallway

Double radiator, stairs rising to first floor landing, door to

Sitting Room

14'9" x 13'1" (4.50 x 4.01)



uPVC double glazed window to front aspect, single radiator, under stairs storage cupboard, opening to

Kitchen/Dining Room

9'1" x 16'6" (2.79 x 5.05)



Windows to rear aspect, a range of wall and floor units with work surface over, sink drainer unit with mixer taps over, space for cooker with fitted extractor over, space and plumbing for washing machine, space for tumble drier, sliding patio doors opening to conservatory, single radiator.

Conservatory/Utility Area

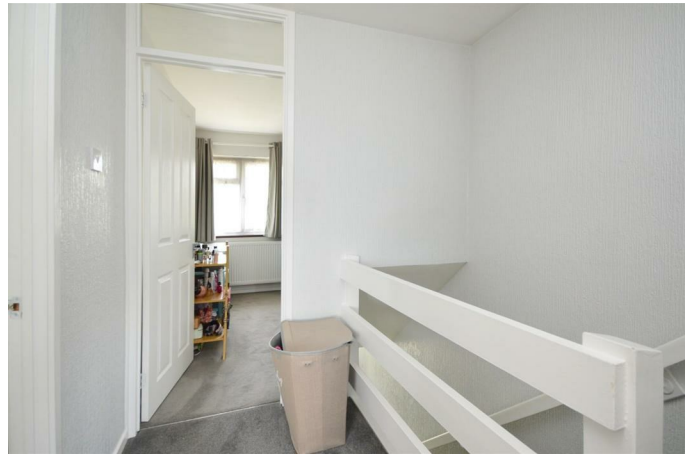
4'3" x 13'10" (1.32 x 4.24)



uPVC double glazed window to rear aspect, uPVC double glazed door opening to rear garden, space for American style fridge freezer, storage cupboard with fitted shelving and space for under unit fridge freezer, double radiator.

First Floor Landing

8'0" x 6'11" (2.44 x 2.11)



Access to loft space, doors to

Family Bathroom

6'0" x 6'11" (1.85 x 2.11)



Obscured uPVC double glazed window to rear aspect, a fitted white suite comprising paneled bath with shower attachment over, wash hand basin with mixer tap and storage beneath, close coupled w/c, single radiator, extractor fan.

Bedroom One

14'11" x 9'0" (4.57 x 2.76)



uPVC double glazed window to front aspect, double radiator, storage cupboard housing gas boiler, bedroom two, uPVC double glazed window to rear aspect, double radiator.

Bedroom Two

9'3" x 9'0" (2.83 x 2.75)



uPVC double glazed window to rear aspect, double radiator.

Bedroom Three

9'5" x 6'11" (2.88 x 2.11)



uPVC double glazed window to front aspect, double radiator.

Outside



The front garden is laid mainly to lawn with a pathway leading to the front door. A garage is situated in a nearby block. The rear garden is laid to artificial lawn immediately adjoining the property, a step up leads to the remainder which is laid to patio and decking, The rear garden is fully enclosed by brick walling with a pedestrian gate to the rear providing access.

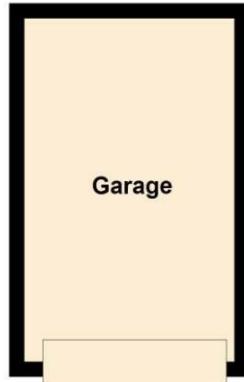
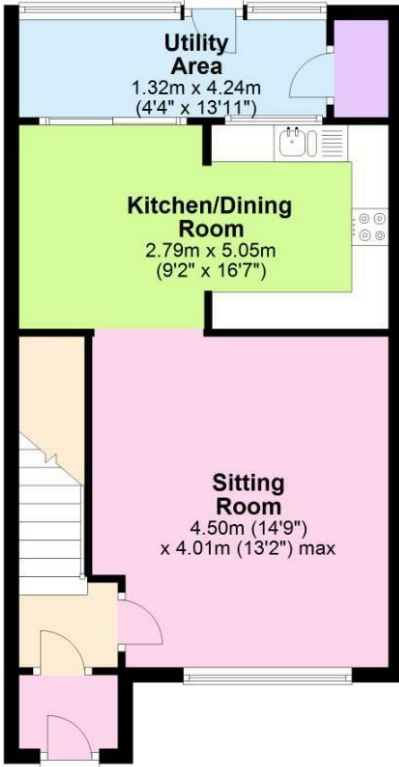
Directions

Sat Nav BS31 2SB

Floor Plan

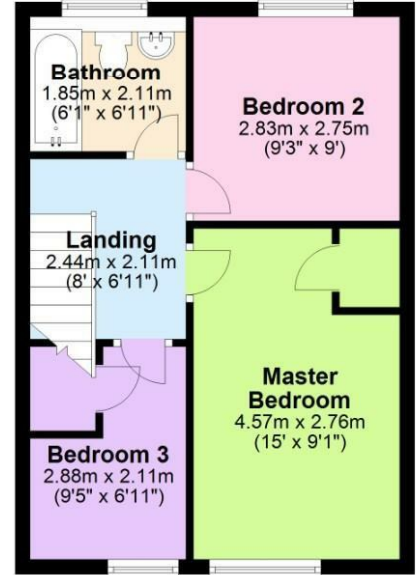
Ground Floor

Approx. 58.9 sq. metres (634.4 sq. feet)



First Floor

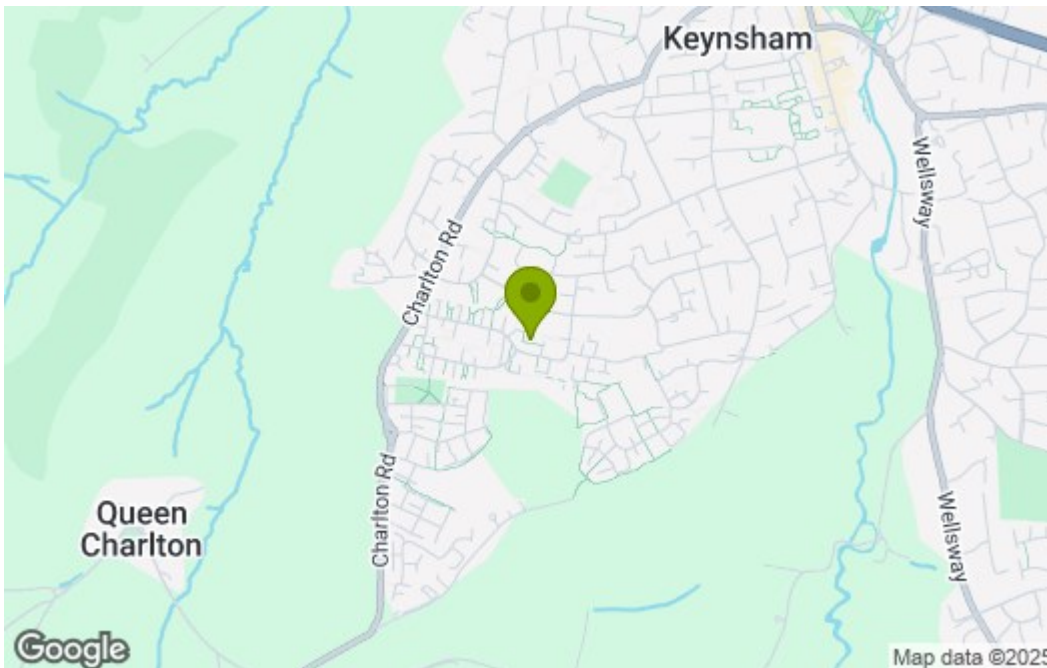
Approx. 37.0 sq. metres (397.9 sq. feet)



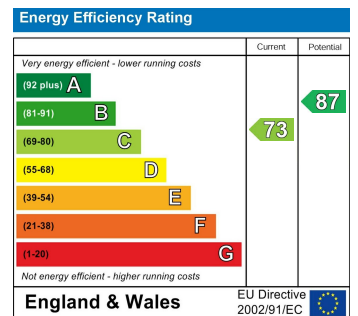
Total area: approx. 95.9 sq. metres (1032.3 sq. feet)

8 Maple walk, Bristol

Area Map



Energy Efficiency Graph



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