



## 15 Maesbury Road, Bristol, BS31 1JR Offers In The Region Of £695,000

Nestled on Maesbury Road in the charming town of Keynsham, Bristol, this delightful four-bedroom detached family home presents an exceptional opportunity for those seeking a blend of comfort and convenience. Situated within the highly regarded Wellsway school catchment area, this property is particularly appealing for families prioritising quality education for their children.

As you approach the residence, you will be greeted by ample off-street parking, including space for three vehicles and the added benefit of a garage. The home is fitted with uPVC double glazing throughout, ensuring warmth and energy efficiency, which is a significant advantage in today's climate.

Step inside to discover a spacious layout designed for modern living. The welcoming conservatory invites an abundance of natural light, creating a lovely space for relaxation or entertaining guests. The property also features solar panels and an electric vehicle charging point, reflecting a commitment to sustainability.

Entrance via uPVC double glazed door into

### Porch

uPVC double glazed windows to front and side aspects, tiled flooring, space for coats and shoes, further composite front door to

### Hallway

14'7" x 6'11" (4.45 x 2.11)



Stairs rising to first floor landing, understairs storage cupboard, single radiator, doors to

### Downstairs Cloakroom



Obscured uPVC double glazed window to front aspect, suite comprising close coupled w/c, heated towel rail, wash hand basin with mixer taps over.

### Sitting/Dining Room

25'8" x 13'5" (7.83 x 4.09)



uPVC double glazed window to front aspect, single radiator, open plan into dining area. Sliding patio doors to conservatory, single radiator, door to

### Kitchen

8'8" x 13'3" (2.65 x 4.06)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated Bosch induction hob with extractor over, integrated dishwasher and Bosch oven, space for freestanding fridge freezer, spot lights, underfloor heating, door to

### Utility Room

4'3" x 8'5" (1.31 x 2.57)



uPVC double glazed window to rear aspect, uPVC double glazed obscured door to rear garden, a range of wall and floor units with Belfast style sink with mixer tap over, space and plumbing for washing machine, a range of wall and floor units with worksurface over, single radiator, underfloor heating, door to

### Inner Storage Area

Door to

### Garage

13'9" x 8'5" (4.21 x 2.57)

Power and light connect, electric up and over door, double glazed window to side aspect.

### Conservatory

13'1" x 8'5" (4.00 x 2.59)



A range of uPVC double glazed windows to side and rear aspects, uPVC double glazed doors opening to rear garden, double radiator, underfloor heating.

### First Floor Landing

Access to loft space, spot lights, airing cupboard housing Vaillant combination boiler with shelving for linen, doors to

### Master Bedroom

14'0" x 8'5" (4.29 x 2.57)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes, door to

### En Suite Shower Room

5'5" x 8'4" (1.66 x 2.55)



uPVC obscured double glazed window to rear aspect, shower cubicle with rainfall shower attachment over, wash hand basin with mixer taps and storage beneath, close coupled w/c, spot lights, extractor, heated towel rail, underfloor heating.

### Bedroom Two

10'11" x 12'1" (3.34 x 3.70)



uPVC double glazed window to front aspect, single radiator.

### Bedroom Three

8'7" x 12'3" (2.64 x 3.74)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

### Bedroom Four

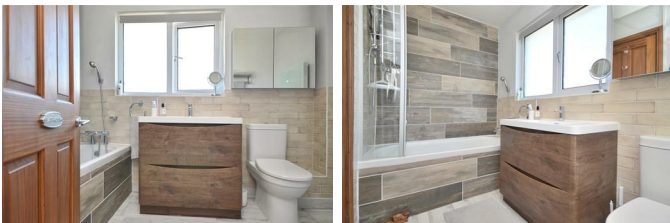
7'9" x 8'8" (2.38 x 2.65)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes.

### Family Bathroom

5'4" x 9'6" (1.63 x 2.92)



Obscured uPVC double glazed window to rear aspect, suite comprising panelled bath with shower attachment over, wash hand basin with mixer taps

over, close coupled w/c, heated towel rail, spot lights, extractor, underfloor heating.

### Outside

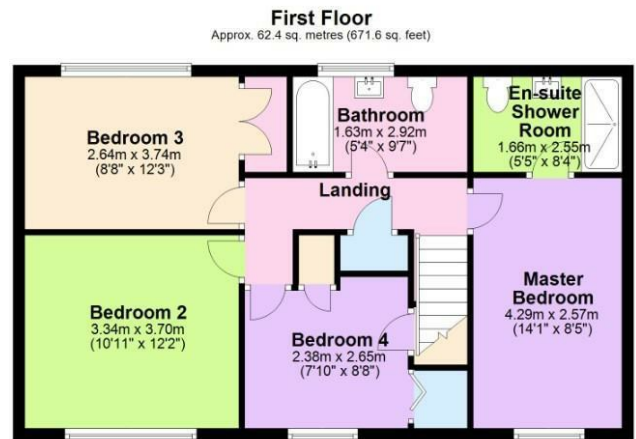
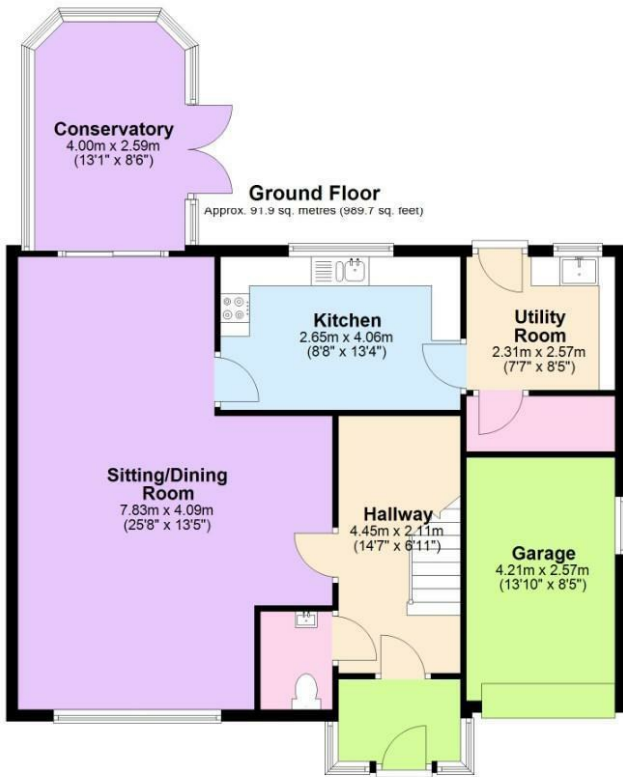


The front of the property has a block paved driveway providing off street parking for several vehicles. The extremely well maintained rear garden has a patio area immediately adjacent to the property ideal for al fresco dining, a step up leads to the remainder of the garden which is laid mainly to lawn with a good selection of plants and shrubs. A garden shed is included. The rear garden is fully enclosed by wooden fencing with a pedestrian gate giving access to the front.

### Directions

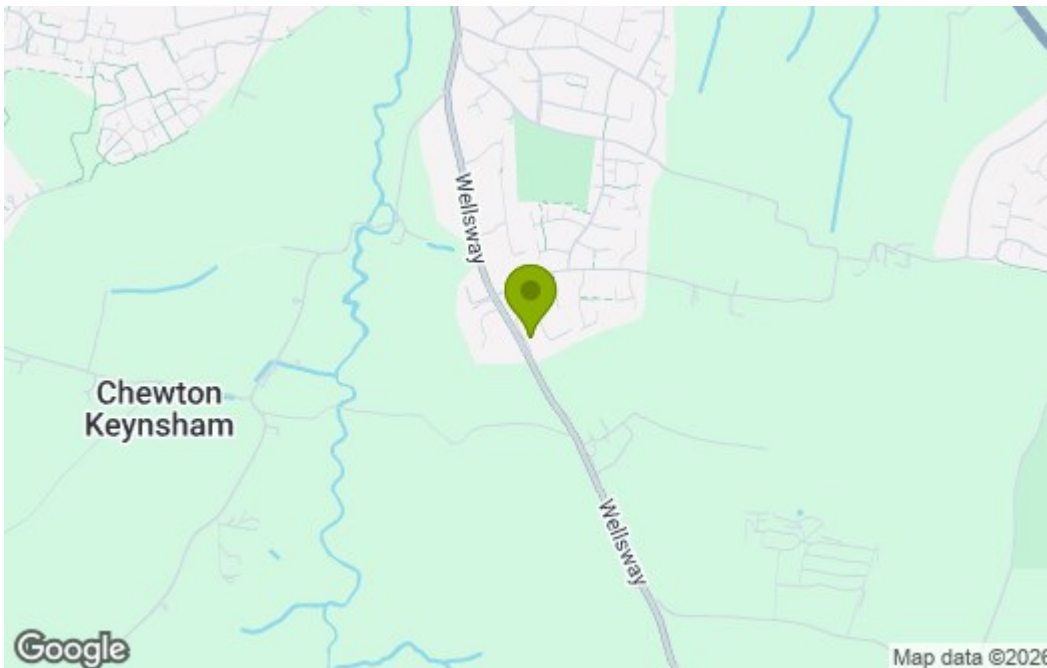
Sat Nav BS31 1JR

# Floor Plan

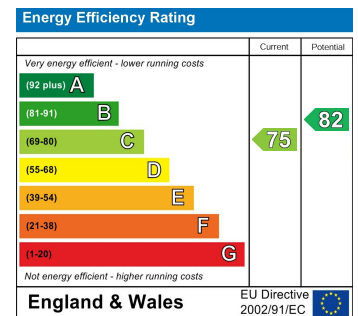


Total area: approx. 154.3 sq. metres (1661.3 sq. feet)  
15 Maesbury Rd, Keynsham

# Area Map



# Energy Efficiency Graph



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