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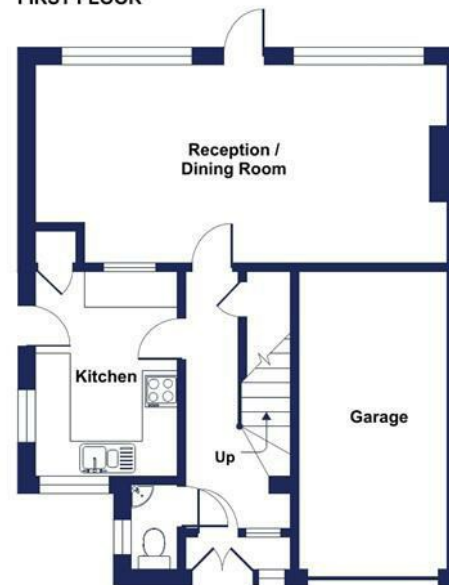
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Hurn Lane, Keynsham, Bristol, BS31

Approximate Area = 1051 sq ft / 97.6 sq m  
Garage = 144 sq ft / 13.4 sq m  
Total = 1195 sq ft / 111 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1385736



## 32 Hurn Lane, Keynsham, Bristol, BS31 1RS



£487,500

A well cared for four bedroom semi detached home, located on the desirable Wellsway side of Keynsham.

- Semi detached
- Entrance hallway
- Lounge/dining room
- Kitchen
- Four bedrooms
- Family bathroom
- Garage
- Driveway
- Rear garden
- No onward drive

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## 32 Hurn Lane, Keynsham, Bristol, BS31 1RS

Presented to the market with no onward chain, this beautifully cared for, four bedroom semi detached home provides spacious accommodation, perfectly suited to growing families looking to upsize on the sought after Wellsway side of Keynsham.

Upon entering, you're greeted by a bright and welcoming hallway that leads through to a generous open plan lounge and dining room, along with dual aspect kitchen. A convenient cloakroom completes the ground floor. Upstairs, the property features four good sized bedrooms and a family bathroom.

Externally, the home offers block paved off street parking, access to a single garage and a neat lawned garden to the front. To the rear, the south westerly facing garden enjoys mainly laid to lawn with a patio area, perfect for outdoor entertaining.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE PORCH 1.5m x 0.6m (4'11" x 1'11" )

Door leading to entrance hallway.

##### ENTRANCE HALLWAY 4.5m x 1.8m (14'9" x 5'10" )

Doors to ground floor rooms and staircase to first floor with storage cupboard below. Radiator and power points.

##### LOUNGE/DINING ROOM 7.1m x 3.4m (23'3" x 11'1" )

Double glazed windows and door to rear garden, electric flame effect fireplace with stone mantle, radiators and power points.

##### KITCHEN 3.4m x 2.4m (11'1" x 7'10" )

Double glazed windows to both front and side aspect, obscured door to side of property and a serving hatch to dining room. Matching wall and base units with roll top work surfaces over and tiled splashbacks to areas. Tiled flooring, spaces and plumbing for white goods and a one and a quarter bowl with mixer tap over. Pantry cupboard, wall mounted boiler and power points.

##### CLOAKROOM 1.5m x 0.8m (4'11" x 2'7" )

Double glazed obscured window to side aspect, corner wash hand basin with hot and cold taps over and tiled splashback, low level WC and a radiator.

#### FIRST FLOOR

##### LANDING

Doors to first floor rooms, airing cupboard and access to loft via a hatch with fitted pull down ladder, power points.

##### BEDROOM ONE 4.1m x 2.6m (13'5" x 8'6" )

Double glazed window to front aspect, radiator and power points.

##### BEDROOM TWO 3.6m x 2.8m (11'9" x 9'2" )

Double glazed window to rear aspect, radiator and power points.

##### BEDROOM THREE 3.4m x 2.8m (11'1" x 9'2" )

Double glazed window to rear aspect, radiator and power points.

##### BEDROOM FOUR 3.4m x 2m (11'1" x 6'6" )

Double glazed window to front aspect, storage cupboard, radiator and power points.

##### BATHROOM 2.3m x 1.9m (7'6" x 6'2" )

Double glazed obscured window to side aspect. Panelled bath with hot and cold tap and a shower off mains over, pedestal wash hand basin with hot and cold taps, low level WC. Fully tiled walls and a heated towel rail.

### EXTERIOR

#### FRONT OF PROPERTY

Block paved driveway accessed via a dropped kerb and giving access to garage. Level lawn with decorative chipping and shrubbery centre piece. Gated side access to rear garden.

#### REAR GARDEN

Mainly laid to lawn with a patio area for outdoor dining, mainly fenced boundaries and a timber storage shed. Vast array of well established plants and shrubbery, area of decorative bark with two mature apple trees.

##### GARAGE 5.3m x 2.6m (17'4" x 8'6" )

Up and over garage door, lighting and power points.

#### TENURE

This property is leasehold with a 999 year lease from 25th December 1966 and annual groundrent of £18.90.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

