

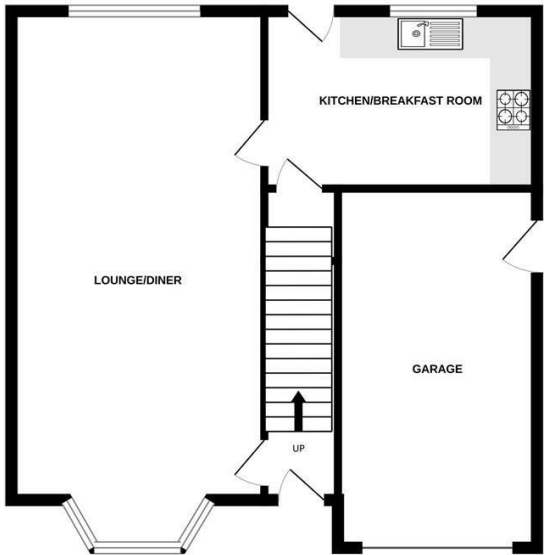
DAVIES & WAY

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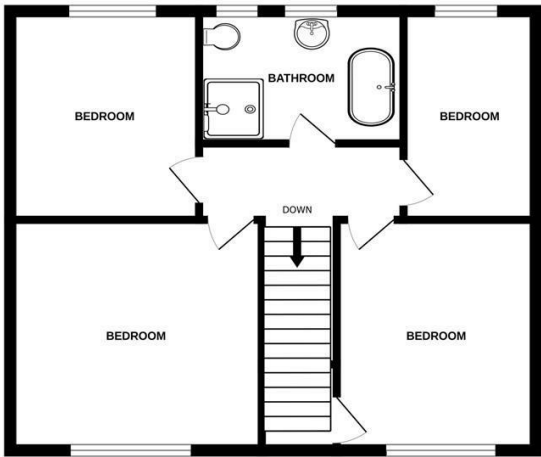
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78 Hurn Lane, Keynsham, Bristol, BS31 1SG

GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Guide Price £575,000

A modern four bedroom detached home located on a sought after road on the Wellsway side of town.

- Detached ▪ Entrance hallway ▪ Lounge/dining room ▪ Kitchen/breakfast room ▪ Landing ▪ Four bedrooms ▪ Luxury bathroom ▪ Front and rear gardens ▪ Garage ▪ Off street parking

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## 78 Hurn Lane, Keynsham, Bristol, BS31 1SG

Having been subject to a programme of refurbishment and modernisation, this exceptionally presented four bedroom detached home offers contemporary accommodation throughout that is well suited to upsizing families.

Internally the ground floor offers an entrance hallway which leads to a lounge/dining room measuring 7m x 3.5m ('22.11' x '11.5') boasting an eyecatching bay window with inset shutters. Herringbone flooring and direct access to a modern kitchen/breakfast room. To the first floor four well balanced bedrooms are found, in addition to a luxury four piece suite bathroom.

Externally both front and rear gardens are largely low maintenance, with the front laid to hardstanding proving ample parking and the rear benefitting from a good sized patio, a level lawn and pedestrian access to a garage with scope to extend into (subject to obtaining necessary consents).

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 2.1m x 1.6m (6'10" x 5'2" )

Obscured double glazed window to front aspect, radiator, Herringbone flooring, stairs rising to first floor landing, door leading to lounge/dining room.

##### LOUNGE/DINING ROOM 7m x 3.5m into bay (22'11" x 11'5" into bay)

Double glazed bay window with inset shutters to front aspect, double glazed bi-folding doors leading to rear garden, radiator, power points, built in media wall with inset feature fireplace. Herringbone flooring, door leading to kitchen/breakfast room.

##### KITCHEN/BREAKFAST ROOM 4m x 2.6m (13'1" x 8'6" )

Double glazed window to rear aspect overlooking rear garden, recently fitted kitchen comprising range of matching wall and base units with roll top work surfaces, wash hand basin with mixer tap over, integrated electric oven with four ring electric hob and stainless steel extractor fan over, integrated fridge, freezer, dishwasher and wine cooler. Power points, radiator, tiled splashbacks to all wet areas, door leading to garden.

#### FIRST FLOOR

##### LANDING 3.3m x 1.9m (10'9" x 6'2" )

Access to loft via hatch, power points, doors to rooms.

##### BEDROOM ONE 3.7m x 3.6m (12'1" x 11'9" )

Double glazed window with inset shutters to front aspect, radiator, power points.

##### BEDROOM TWO 3.3m x 3.1m (10'9" x 10'2" )

Double glazed window with inset shutters to front aspect, built in storage cupboard, radiator, power points.

##### BEDROOM THREE 2.9m x 2m (9'6" x 6'6" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

##### BEDROOM FOUR 2.7m x 2.4m (8'10" x 7'10" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

##### BATHROOM 3.3m x 1.7m (10'9" x 5'6" )

Obscured double glazed windows with inset wood shutters to rear aspect, luxury four piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with shower off mains supply over, freestanding bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### FRONT OF PROPERTY

Mainly laid to hardstanding providing ample parking with walled boundaries, path leading to front door, off street parking leading to garage.

#### REAR GARDEN

Low maintenance rear garden mainly laid to lawn with good sized patio, fenced boundaries, well stocked flower beds, path providing access to garage.

#### GARAGE

Accessed via electrically operated roller shutter door with pedestrian access from rear garden, wall mounted gas combination boiler, space and plumbing for washing machine, power points, lighting.

#### TENURE

This property is freehold.

#### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is E. 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 1800mbps (Source - Ofcom).

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

