

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Caroline Close, Keynsham, Bristol, BS31

Approximate Area = 983 sq ft / 91.3 sq m  
 Garage = 125 sq ft / 11.6 sq m  
 Total = 1108 sq ft / 102.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Davies & Way. REF: 1340157

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1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: keynsham@daviesandway.com

### 3 Caroline Close, Keynsham, Bristol, BS31 2LF



£385,000

Sit within generous gardens that directly back onto open countryside, this three bedroom link-detached home enjoys bright and airy accommodation throughout.

- Link detached
- Driveway
- Garage
- Lounge
- Dining room
- Kitchen
- Utility room
- Three bedrooms
- Family bathroom
- Generous rear garden



## 3 Caroline Close, Keynsham, Bristol, BS31 2LF

Enjoying an enviable position on the edge of open countryside and sitting on a popular development, this three bedroom link-detached home boasts well proportioned accommodation throughout.

Internally the ground floor comprises, an entrance hallway leading to a full width lounge opening to a dining room, a separate kitchen and a useful utility room. To the first floor three well balanced bedrooms are found in addition to a modern three piece suite bathroom.

Externally the front of the property enjoys a laid to hardstanding driveway while the rear garden enjoys a spacious lawn which directly backs onto neighbouring open countryside. The property further benefits from a single garage.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE PORCH 1.8m x 1.3m (5'10" x 4'3" )

Dual obscured windows to front aspect and door to lounge.

##### RECEPTION ROOM 5.2m x 4m (17'0" x 13'1" )

Double glazed window to front aspect and an opening to dining room. Gas flame effect fire with wooden mantel, radiator and power points.

##### DINING ROOM 3.3m x 2.7m (10'9" x 8'10" )

Double glazed sliding patio door to rear aspect overlooking and providing access to rear garden, door leading to kitchen, radiator and power points.

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

Double glazed window to rear aspect overlooking rear garden and door to utility room. Kitchen comprising range of matching wall and base units with rolled top work surfaces, bowl and a quarter stainless sink with mixer tap over, space and gas supply for oven with extractor fan over, space and power for upright fridge/freezer, tiled splashbacks to all wet areas, radiator and power points.

##### UTILITY 3.7m x 2.4m (12'1" x 7'10" )

Double glazed windows to rear aspect and door to rear garden. Range of matching base units with rolled top work surfaces, space, power and plumbing for washing machine and tumble dryer. Door providing integral access to garage and power points.

#### FIRST FLOOR

##### LANDING 3.2m x 0.9m (10'5" x 2'11" )

Double glazed window to side aspect, access to loft via hatch and doors to rooms.

##### BEDROOM ONE 3.7m x 3.1m (12'1" x 10'2" )

Double glazed window to rear aspect, built in wardrobes with mirrored sliding doors, radiator and power points.

##### BEDROOM TWO 3.8m x 2.7m (12'5" x 8'10" )

Double glazed window to front aspect, storage cupboard housing gas combination boiler, radiator and power point.

##### BEDROOM THREE 2.4m x 2.3m (7'10" x 7'6" )

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

##### BATHROOM 2.1m x 1.7m (6'10" x 5'6" )

Obscured double glazed window to rear aspect, matching three piece suite comprising hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, tiled walls and radiator.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly laid to tarmac driveway via a drop kerb and leading to garage.

#### REAR GARDEN

Generous rear garden that directly backs onto rolling countryside, mainly laid to lawn with wall and fenced boundaries and array of shrubs, trees and patio.

#### GARAGE 5.1m x 4.5m (16'8" x 14'9" )

Access via up and over door with pedestrian access from utility room, benefitting from shelving and lighting.

### TENURE

This property is freehold.

### 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 1800mbps (Source - Ofcom).

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

