



## Lucius Avenue, Keynsham, Bristol, BS31



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## 37 Lucius Avenue, Keynsham, Bristol, BS31 2GZ



£475,000

A delightful three double bedroom town house that's located in a highly sought after development and directly backs onto adjoining countryside

- Breathtaking views
- Semi detached
- Lounge/dining room
- Kitchen/breakfast room
- Three double bedrooms
- En suite shower room
- Family bathroom
- Garage
- Gardens
- Remainder of NHBC guarantee



# 37 Lucius Avenue, Keynsham, Bristol, BS31 2GZ

An impressive three double bedroom townhouse of the popular Crofton design, this stylish home has been thoughtfully upgraded to create flexible, modern living space ideal for couples and families alike.

The ground floor is designed for everyday living and entertaining, featuring a welcoming entrance hall, a full-width lounge/dining room with direct access to the rear garden and a sleek kitchen/breakfast room fitted with range of integrated appliances. A handy ground floor WC completes this level. Upstairs, the first floor offers two generous double bedrooms alongside a contemporary family bathroom, while the entire top floor is dedicated to a superb principal bedroom suite. This standout space enjoys striking ceiling heights of up to 3.7m (12'1"), built in wardrobes and a modern en suite shower room.

Outside, both the front and rear gardens are designed to be low maintenance, with the larger than typical rear garden providing a level lawn, two spacious patios and uninterrupted views of adjoining countryside.

Further benefits include a generous driveway, a detached garage and the remainder of the NHBC warranty.

Recently completed by Taylor Wimpey, Somerdale is one of the area's most sought after modern developments, prized for its high-quality homes and convenient location close to town centre amenities and Keynsham railway station, with open countryside also within easy reach. At the heart of the development, The Chocolate Quarter offers a vibrant community feel with a restaurant, pizzeria, gym, doctor's surgery, leisure facilities and a highly regarded primary school.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.6m x 2.2m (15'1" x 7'2" )

Radiator, power points, built in storage cupboards, stairs rising to first floor landing, doors to rooms.

#### LOUNGE/DINING ROOM 4.8m x 3.8m (15'8" x 12'5" )

Dual double glazed windows and French doors to rear aspect overlooking and providing access to rear garden, radiator, power points.

#### KITCHEN/BREAKFAST ROOM 2.8m x 2.5m to maximum points (9'2" x 8'2" to maximum points)

Double glazed window to front aspect, high quality kitchen comprising range of soft close wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances consisting of a double electric oven, induction hob with stainless steel extractor fan over, fridge, freezer, slimline dishwasher and washing machine. Wall mounted gas combination boiler, power points, splashbacks to all wet areas, radiator, ample space for breakfast table.

#### WC 1.9m x 1.1m (6'2" x 3'7" )

Modern, matching two piece suite comprising wash hand basin with mixer tap over, low level WC, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 3.6m x 1.1m (11'9" x 3'7" )

Radiator, power points, doors to rooms.

#### BEDROOM TWO 4.8m x 3.4m (15'8" x 11'1" )

Dual double glazed windows to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM THREE 3m x 2.6m (9'10" x 8'6" )

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

#### BATHROOM 2.5m x 1.9m (8'2" x 6'2" )

Luxury three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### BEDROOM ONE

Double glazed window to front aspect, radiator, power points, stairs rising to second floor and remaining bedroom accommodation.

### SECOND FLOOR

#### BEDROOM ONE 4.7m x 3.7m (15'5" x 12'1" )

Ceiling heights in places reaching 3.7m (12.1'). Double glazed window to front aspect, double glazed velux style window to roofline, built in wardrobes, radiator, power points. storage to eaves, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.2m x 1.4m (7'2" x 4'7" )

Double glazed velux style window to roofline, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to stone chippings, path leading to front door.

#### REAR GARDEN

Low maintenance rear garden that directly backs onto open countryside, mainly laid to lawn with wall and fenced boundaries, two patios, pedestrian access to garage, gate leading to driveway.

#### OFF STREET PARKING

Allocated off street parking for several vehicles accessed via a dropped kerb and leading to garage.

#### GARAGE

Single garage accessed via up and over door and with pedestrian door to garden, benefitting from storage to eaves, power and lighting.

#### TENURE

This property is freehold. There is an estate charge of £204.12 which is payable annually.

#### COUNCIL TAX

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

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

