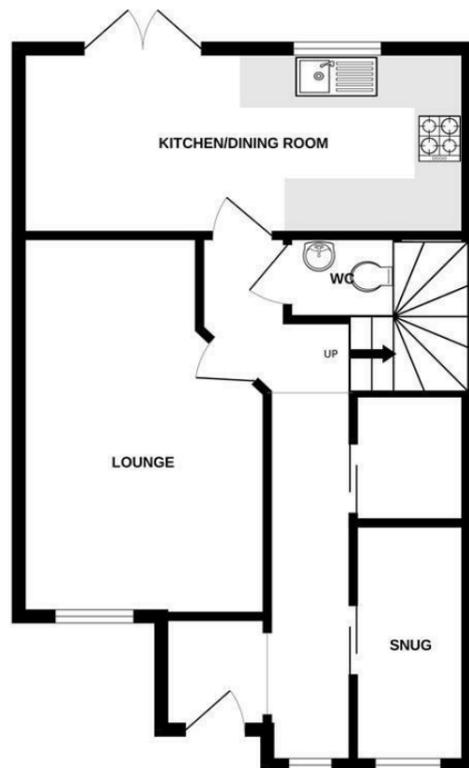


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8 Hestia Close, Keynsham, Bristol, BS31 2GQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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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£435,000

An immaculately presented three double bedroom detached home located in a modern development.

- Detached ▪ Lounge ▪ Snug/Office ▪ Kitchen/Dining room ▪ WC ▪ Landing ▪ Three double bedrooms ▪ Family Bathroom ▪ Off street parking ▪ Landscaped rear garden

## 8 Hestia Close, Keynsham, Bristol, BS31 2GQ

Enjoying a tucked away cul de sac setting and directly fronting onto attractive green space, this immaculately presented three double bedroom detached home has been thoughtfully improved in recent years to provide stylish and versatile accommodation, making it an excellent choice for growing families.

Upon entering, a welcoming entrance hallway leads to a generous lounge featuring an eye catching panelled feature wall. In addition, the property benefits from a versatile playroom, snug or home office, created as part of a recent garage conversion, providing valuable additional living space ideal for modern family life. To the rear of the ground floor is a full width kitchen/dining room fitted with a comprehensive range of modern units and offering ample space for family dining. This bright and sociable room enjoys direct access to the rear garden. The ground floor further benefits from a useful WC and a separate walk in storage room which could also be utilised as a home office or study area. To the first floor the property offers three well proportioned double bedrooms, each benefitting from built in double wardrobes and pleasant views over either the rear garden or the adjoining green space. The internal accommodation is completed by a high quality three piece family bathroom.

Externally the gardens have been landscaped with ease of maintenance in mind. To the front, a hardstanding driveway accessed via a dropped kerb provides off street parking for two vehicles and is complemented by a level lawn and decorative slate chipping area. The rear garden enjoys a sunny southerly aspect and is attractively arranged with a level artificial lawn, generous patio and raised decked seating area ideal for entertaining. The space is further enhanced by raised flower beds, inset lighting and gated side access to the front of the property.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 5.7m x 2.1m (18'8" x 6'10" )

to maximum points. Double glazed window to front aspect. An 'L' shaped hallway benefitting from radiators, power points, stairs with built in storage under and rising to first floor landing, doors leading to rooms.

##### LOUNGE 4.9m x 3.1m (16'0" x 10'2" )

to maximum points. Double glazed window to front aspect overlooking adjoining green space, feature panelled wall, radiator, power points.

##### OFFICE/PLAYGROUP 3m x 1.3m (9'10" x 4'3" )

Double glazed window to front aspect overlooking adjoining green space, radiator, power points.

##### KITCHEN/DINING ROOM 5.8m x 2.5m (19'0" x 8'2" )

Double glazed windows and double glazed French doors to rear aspect overlooking and providing access to rear garden. Modern kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances including double electric oven with four ring electric hob and stainless steel extractor fan over, integrated fridge, freezer, dishwasher and washing machine, power points, splashbacks to all wet areas. Dining area offering ample space for family size dining table, benefitting from a radiator and power points.

##### WC 1.4m x 0.9m (4'7" x 2'11" )

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

##### WALK IN CUPBOARD 1.7m x 1.4m (5'6" x 4'7" )

Walk in storage cupboard benefitting from ample hanging space, power and lighting.

#### FIRST FLOOR

##### LANDING 2m x 1.5m narrowing to 0.9m (6'6" x 4'11" narrowing to 2'11" )

Double glazed window to side aspect, access to loft via hatch, built in storage cupboard, doors leading to rooms.

##### BEDROOM ONE 4.4m x 2.9m (14'5" x 9'6" )

to maximum points. Dual double glazed windows to front aspect overlooking adjoining green space, built in double wardrobe, radiator, power points, door leading to en suite shower room.

##### EN SUITE SHOWER ROOM 2.1m x 1.3m (6'10" x 4'3" )

Obscured double glazed window to front aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

##### BEDROOM TWO 3.5m x 2.6m (11'5" x 8'6" )

Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

##### BEDROOM THREE 3.1m x 2.4m (10'2" x 7'10" )

Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

##### BATHROOM 2.6m x 1.7m (8'6" x 5'6" )

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

#### EXTERIOR

##### FRONT OF PROPERTY

Low maintenance front garden mainly laid to hardstanding that's accessed via a dropped kerb and provides parking for two vehicles, slate chipping area and level lawn, gated path leading to rear garden.

##### REAR GARDEN

Landscaped rear garden to a sunny, southerly aspect, benefitting from artificial lawn, raised deck and adjoining patio seating areas ideal for entertaining. Inset lighting, raised flowerbeds, fenced boundaries, gated path leading to front of property.

#### TENURE

This property is freehold. There is an estate charge payable of £213 per annum.

#### 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 is supplied to this property and all other properties within the development exclusively by FibreNest.

