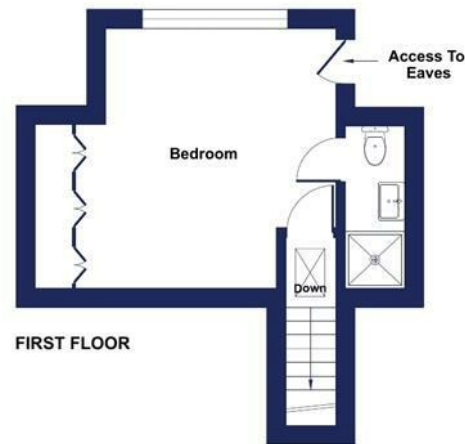


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Lulworth Road, Keynsham, Bristol, BS31

Approximate Area = 1104 sq ft / 102.5 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). © nichecom 2025. Produced for Davies & Way. REF: 1388429



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## 27 Lulworth Road, Keynsham, Bristol, BS31 2PX



**£475,000**

A modern three double bedroom bungalow located in a convenient position close to town centre amenities.

- Bungalow
- Detached
- Lounge
- Kitchen/Dining room
- Two ground floor bedrooms
- Bathroom
- First floor bedroom with en suite
- Off street parking
- Southerly facing garden
- No onward chain



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# 27 Lulworth Road, Keynsham, Bristol, BS31 2PX

Constructed in 2019, this high-quality three double bedroom detached bungalow offers modern, energy efficient accommodation throughout and enjoys a convenient position close to High Street shops and amenities – a particularly rare find for bungalows locally.

The majority of the accommodation is arranged on the ground floor and comprises a welcoming entrance hallway, a generous lounge with French doors opening directly onto the sunny rear garden, and a stylish fitted kitchen featuring a range of integrated appliances, quartz work surfaces and ample space for a family-sized dining table. Two well proportioned double bedrooms and a contemporary bathroom complete the ground floor. To the first floor, a further double bedroom enjoys pleasant garden views, three built-in double wardrobes and a luxury three piece en-suite shower room.

Externally, the property has been landscaped with ease of maintenance in mind. The front provides a generous block-paved driveway, while the southerly facing rear garden is laid to a level lawn with walled and fenced boundaries, well-stocked flower beds and a good-sized patio ideal for outdoor entertaining.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 5.4m x 2.6m (17'8" x 8'6" )

Double glazed window to front aspect, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE 5.2m x 3.8m (17'0" x 12'5" )

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

#### KITCHEN/DINING ROOM 5.5m x 3.1m (18'0" x 10'2" )

Dual aspect double glazed windows to front and side aspects, high quality fitted kitchen comprising range of soft close, wall and base units with Quartz work surfaces. Bowl and a quarter sink with mixer tap over, range of integrated appliances including double oven, combi microwave, four ring electric hob with extractor fan over, fridge, freezer, washing machine and dishwasher. Wall mounted gas combination boiler, power points, Quartz work surfaces to all wet areas, radiator, ample space for family sized dining table.

#### BEDROOM TWO 4.8m x 3m (15'8" x 9'10" )

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

#### BEDROOM THREE 4m x 3.1m (13'1" x 10'2" )

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

#### BATHROOM 2.5m x 1.7m (8'2" x 5'6" )

Obscured double glazed window to front aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 1m x 1m (3'3" x 3'3" )

Double glazed velux style window to roofline, door leading to bedroom one.

#### BEDROOM ONE 4.9m narrowing to 3.7m x 4.2m (16'0" narrowing to 12'1" x 13'9" )

Double glazed window to rear aspect overlooking rear garden, three built in double wardrobes, radiator, power points, access to eaves storage, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.6m x 1m (8'6" x 3'3" )

Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with dual head shower off mains supply over, extractor fan, heated towel rail, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Laid to block paved parking that's accessed via a dropped kerb, wall and fenced boundaries, outside tap, gated path leading to rear garden.

#### REAR GARDEN

Low maintenance southerly facing rear garden, mainly laid to a level lawn with wall and fenced boundaries, well stocked flower beds, patio ideal for al fresco dining.

#### TENURE

The 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 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

This property is subject to the Grant of Probate.

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).

