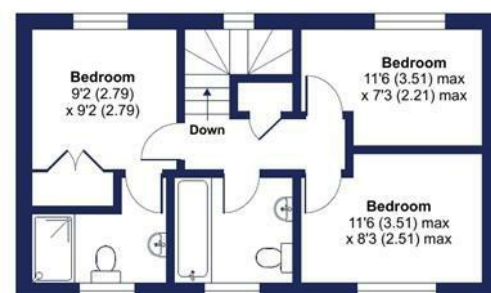


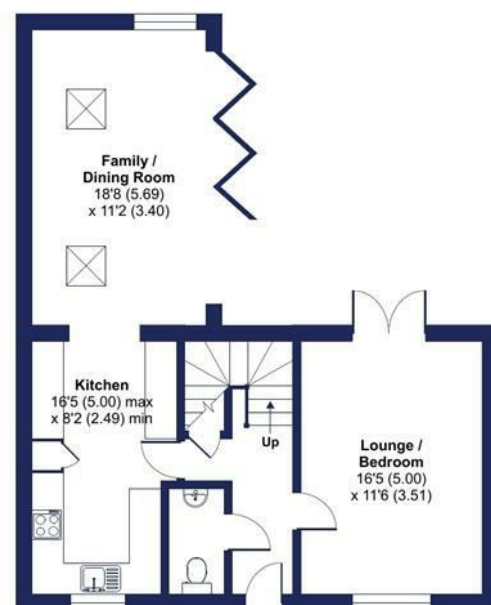
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Alcina Way, Keynsham, Bristol, BS31

Approximate Area = 1128 sq ft / 104.8 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 1319 sq ft / 122.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1296816



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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24 Alcina Way, Keynsham, Bristol, BS31 2TL



£480,000

An attractive three/four bedroom detached home located in a popular development on the southern edge of Keynsham.

- Detached
- Lounge/ground floor bedroom
- Kitchen
- Family/Dining room
- WC
- Three first floor bedrooms
- En suite to Master
- Family bathroom
- Gardens
- Garage



24 Alcina Way, Keynsham, Bristol, BS31 2TL

A beautifully presented and thoughtfully extended three/four bedroom detached home, situated within a sought-after modern development of approximately five years old. The property offers immaculate accommodation throughout, enhanced by a stunning family/dining room extension that features ceiling heights of up to 3 metres (9'10") and full-width bi-folding doors that open directly onto the landscaped rear garden.

The ground floor comprises a welcoming entrance hallway, a versatile ground floor bedroom (previously the lounge), a stylish fitted kitchen with a range of integrated Bosch appliances, a convenient WC and a delightful family/dining room completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, including a master with an en suite shower room, as well as a contemporary family bathroom.

Externally, both the front and rear gardens have been landscaped with low maintenance in mind. The front garden is mainly laid to stone chippings with well-stocked flower beds, while the rear features a level lawn, a wrap-around patio, and is enclosed by wall and fenced boundaries. Further benefits include a driveway providing ample off-street parking and a single garage with electric an up-and-over door.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.4m x 2.1m (11'1" x 6'10")

Understairs storage cupboard, radiator, stairs rising to first floor landing, doors leading to rooms.

LOUNGE/BEDROOM TWO 4.8m x 3.5m (15'8" x 11'5")

Double glazed window to front aspect, double glazed French doors with inset shutters to rear aspect overlooking and providing access to rear garden, radiator, power points.

KITCHEN 4.8m x 2.8m (15'8" x 9'2")

Double glazed window to front aspect, modern kitchen comprising range of soft close wall and base units, bowl and a quarter sink with mixer tap over, range of integrated appliances including 'Bosch' electric oven with four ring hob and stainless steel extractor fan over, fridge, freezer, washing machine and wine cooler. Inset breakfast bar, power points, splashbacks to all wet areas, opening leading to family/dining room.

FAMILY/DINING ROOM 4.7m x 3.4m (15'5" x 11'1")

Ceiling heights in places exceeding 3m (9.10'). Dual double glazed velux style windows to roofline, dual aspect windows to rear and side aspects overlooking rear garden, bi-folding doors to side aspect overlooking and providing access to rear garden. Feature exposed brick wall with inset gas flame effect fireplace, power points.

WC 1.8m x 1m (5'10" x 3'3")

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.

FIRST FLOOR

LANDING 3.1m x 1.1m (10'2" x 3'7")

Access to loft via hatch, built in storage cupboards, power points, doors leading to rooms.

BEDROOM ONE 3.3m narrowing to 2.7m x 2.8m (10'9" narrowing to 8'10" x 9'2")

Double glazed window to rear aspect, built in double wardrobe, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.6m x 1.4m (8'6" x 4'7")

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

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

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

BEDROOM FOUR 3.5m x 2.2m (11'5" x 7'2")

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

BATHROOM 2.3m x 2m (7'6" x 6'6")

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.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to stone chippings with well stocked flower beds, path leading to front door.

REAR GARDEN

Landscaped with ease of maintenance in mind and mainly laid to a level lawn with wrap around patio ideal for entertaining and alfresco dining, fenced boundaries, gated access to side lane.

OFF STREET PARKING

For two vehicles, accessed via a dropped kerb and leading to garage.

GARAGE

Single garage accessed via electrically operated up and over door, benefitting from power, lighting and storage to eaves.

TENURE

This property is freehold. There is an estate charge of £16.36 payable monthly.

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 has the benefit of mains water, electricity and gas central heating in addition to solar panels which are owned outright.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

