





1ST FLOOR

GROUND FLOOR

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

44a Gainsborough Road, Keynsham, Bristol, BS31 1LS



£250,000

A newly constructed two double bedroom house finished to a modern, contemporary standard throughout.

New Home
 Off street parking
 Garden
 Entrance hallway
 Open plan lounge/dining room/kitchen
 Utility room/WC
 Landing
 Two double bedrooms
 Modern bathroom
 Marketed with no onward sales chain





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44a Gainsborough Road, Keynsham, Bristol, BS31 1LS

Situated in a tucked away cul de sac on the Wellsway UTILITY ROOM/WC 2.1m x 1.3m (6'10" x 4'3") side of town in close proximity to High Street amenities Obscured double glazed window to front aspect. and Keynsham Railway Station, this recently modern matching two piece suite comprising wash constructed two double bedroom house boasts unique hand basin with mixer tap over, low level WC, wall accommodation rarely found in such a convenient location.

Internally the property has been finished to a high standard including engineered oak flooring to the ground floor, bi-folding doors leading to the rear garden and a contemporary three piece suite bathroom with automatic remotely operated velux window.

Internally the ground floor consists of a roomy entrance hallway with stairs rising to the first floor landing and doors leading to the remaining ground floor accommodation. This predominately consists of a spacious lounge/dining room/kitchen measuring approximately 8 metres ('26")in length with bi-folding Double glazed window to front aspect, radiator, power doors directly assessing the rear garden and velux style windows to the roofline. The ground floor accommodation further benefits from a useful utility room/WC with two piece suite, wall mounted Worcester gas combination boiler and integrated washing machine. To the first floor two double bedrooms are found in addition to a contemporary three piece suite bathroom.

Externally the front of the property is mainly laid to blocked paving providing off street parking that is accessed by a dropped kerb while the rear is low maintenance in design mainly laid to lawn with fenced boundaries and a patio.

GROUND FLOOR

ENTRANCE HALLWAY 3.4m x 2.3m (11'1" x 7'6")

Obscured double glazed window to side aspect, radiator, power points, stairs rising to first floor landing, doors to rooms.

OPEN PLAN LOUNGE/DINER/KITCHEN 6.10mm x 3.48m (20'0"m x 11'5")

Dual velux windows to roofline, double glazed bifolding doors to rear aspect overlooking and providing access to rear garden, kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven, four ring gas hob with stainless steel extractor fan over, integrated fridge, freezer and slimline dishwasher, power points, tiled Goodle splashbacks to all wet areas. Dining area benefiting from built in storage cupboard, power points and ample space for family sized dining table. Lounge benefiting from radiator, power points and ample space for two sofas and a coffee table.

mounted gas combination boiler, integrated washing machine with roll top work surface over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.3m x 0.9m (7'6" x 2'11")

Obscured double glazed window to side aspect, access to loft via hatch, power points, doors to rooms.

BEDROOM ONE 3.8m x 3.4m (12'5" x 11'1")

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

BEDROOM TWO 3.4m x 2.6m (11'1" x 8'6")

BATHROOM 2.7m x 1.4m (8'10" x 4'7")

Automatic remotely operated double glazed velux style window to roofline, contemporary three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, three quarter length panelled bath with mixer tap and shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FRONT OF PROPERTY

Allocated blocked paved off street parking accessed by a dropped kerb, path leading to front door

REAR GARDEN

Low maintenance rear garden mainly laid to lawn with fenced boundaries, patio and gated lane access



















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