

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

### Charlton Park, Keynsham, Bristol, BS31



# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

4 Charlton Park, Keynsham, Bristol, BS31 2ND



£750,000

A substantial four/five bedroom dormer bungalow that sits within generous grounds.

- Dormer bungalow
- Two/Three Reception rooms
- Four/five bedrooms
- Kitchen/Dining room
- Garden room
- Two en suites
- Family bathroom
- Detached utility/WC
- Off street parking
- Generous gardens

www.daviesandway.com  
 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.  
 DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.





# 4 Charlton Park, Keynsham, Bristol, BS31 2ND

Located on a premier road within close proximity to town centre amenities and the well-regarded St John's Primary School, this sympathetically extended four/five bedroom, semi detached dormer bungalow offers high-quality accommodation throughout, complemented by private, mature gardens.

The majority of the accommodation is arranged on the ground floor, making the home ideal for families and for those planning for the future. The layout comprises a generous lounge/dining room, a separate family room or fifth bedroom, and a high-quality fitted kitchen/dining room which flows into a delightful garden room. The ground floor also provides a well-proportioned double bedroom with en suite facilities, a separate home office and a useful WC. To the first floor are three further double bedrooms, with the principal bedroom benefiting from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property occupies beautifully maintained and generous gardens. The front is accessed via remotely operated electric gates, leading to an extensive block-paved parking area and a car port. The rear garden measures approximately 36m (118') in length and enjoys a sunny south-westerly aspect. It is mainly laid to lawn with two spacious patios ideal for entertaining, mature planted borders with established shrubs and trees, a detached log cabin providing recreational space, and large timber and brick-built sheds. A further benefit is the recently converted garage, currently utilised as a utility room and WC, offering excellent potential for reconfiguration as a home office, recreation room or beauty room.

This wonderful home is an exceptionally rare find, offering approximately 2,300 sq ft (214 sq m) of high-quality accommodation, complemented by generous grounds in one of the area's most sought-after locations.

## INTERIOR

### GROUND FLOOR

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

Dual aspect double glazed windows to front and side aspects, glazed door and obscured double glazed window leading to hallway.

#### HALLWAY 3.5m x 1.8m (11'5" x 5'10")

Built in storage cupboard, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE 5.6m x 5.4m (18'4" x 17'8" )

to maximum points. Double glazed window to front aspect, radiator, power points. gas flame effect feature fire with stone mantle, walk in storage cupboard.

#### FAMILY ROOM/BEDROOM FIVE 4.2m x 3.1m into bow window (13'9" x 10'2" into bow window)

Double glazed bow window to front aspect, obscured double glazed window to side aspect, radiator, power points.

#### KITCHEN 5.5m x 4.7m (18'0" x 15'5" )

to maximum points. Dual double glazed velux windows electrically operated by a remote that also operates the electrically operated blinds to roofline, lightwell, double glazed window and patio door to rear aspect to garden room. Bespoke built kitchen comprising range of soft close wall and base units with under counter and plinth lighting, bowl and a quarter sink with mixer tap over, range of integrated appliances including double electric oven, four ring induction hob with glass and stainless steel extractor fan over, integrated dishwasher, space and power for upright fridge and freezer, power points, splashbacks to all wet areas, ample space for family sized dining table, radiator, patio door leading to garden room.

#### GARDEN ROOM 4m x 3.5m (13'1" x 11'5" )

Triple aspect double glazed windows with inset blinds to rear and side aspects, double glazed French doors with inset blinds to rear aspect providing access to rear garden, radiator, electric panel heater, power points, underfloor heating.

#### BEDROOM THREE 3.8m x 3m (12'5" x 9'10" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.4m x 1.7m (7'10" x 5'6" )

Obscured double glazed window with inset blinds to rear aspect, high quality three piece suite comprising wash hand basin in vanity unit with mixer tap over, hidden cistem WC and walk in shower cubicle with dual head shower off mains supply over, dual fuel - gas and electric towel rail, heat exchanger/recovery fan, fully tiled walls and floors.

#### OFFICE 2.5m x 2.2m (8'2" x 7'2" )

Obscured double glazed window to side aspect, radiator, power points.

#### WC 2.3m x 1.5m (7'6" x 4'11" )

Luxury two piece suite comprising wash hand basin with vanity unit and mixer tap over and hidden cistem WC, dual fuel - gas and electric towel rail, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING

Double glazed velux window with inset blind to roofline, built in storage cupboard housing gas boiler, power points, doors leading to rooms.

#### BEDROOM ONE 6.2m x 4.3m (restricted head height in places) (20'4" x 14'1" (restricted head height in places))

to maximum points. Dual double glazed windows with inset blinds to side aspect, built in wardrobe, radiator, power points. Door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 3m x 1m (9'10" x 3'3" )

Obscured double glazed window with inset blinds to side aspect. High quality three piece suite comprising wash hand basin in vanity unit with mixer tap over, hidden cistem WC and walk in shower cubicle with dual head shower off mains supply over, dual fuel - gas and electric radiator,, extractor fan, acquia board splashbacks to all wet areas.

#### BEDROOM TWO 4.7m x 3.6m (restricted head height in places) (15'5" x 11'9" (restricted head height in places))

Four double glazed velux windows with solar remote operated blackout blinds to roofline, built in wardrobe, storage to eaves, radiators, power points.

#### BEDROOM FOUR 3.7m x 3.6m (restricted head height in places) (12'1" x 11'9" (restricted head height in places) )

Dual double glazed windows with inset blinds to side aspect, radiator, power points.

#### BATHROOM 2m x 1.8m (6'6" x 5'10" )

Double glazed velux window with inset remote solar powered blind to roofline, matching three piece suite comprising wash hand basin in vanity unit with mixer tap over, hidden cistem WC, shower bath with mixer tap and dual head shower off mains supply over, heated towel rails, extractor fan, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Accessed via electrically operated sliding gate that lead to a generous block paved parking area with secondary pedestrian gate and path leading to front door. Walled and fenced boundaries, well stocked flower beds, car port, double gated access to garden, door leading to detached utility room, access to front and side doors. Separate purpose built wood bike shed which is accessed through a lockable gate to the left of the utility.

### REAR GARDEN

Mature rear garden measuring approximately 36m ("118") in length and to a sunny south westerly aspect. Mainly laid to lawn with two large patios ideal for socialising, fenced boundaries, mature well stocked flower beds with a selection of shrubs and trees. Brick built storage shed, two timber sheds with power and lighting and detached log cabin benefitting from power and lighting.

### OUTBUILDING

#### UTILITY ROOM 4.1m x 2.7m (13'5" x 8'10" )

Occupying part of a converted detached garage and accessed via obscured double glazed door from the front aspect, with a double glazed French patio door leading to the garden and double glazed window with inset blinds to side aspect overlooking the garden. Range of matching wall and base units with roll top work surfaces, space and plumbing for washing machine, tumble dryer and low level fridge. Electric panel heating, power points, door leading to WC.

#### WC 2.8m x 1.7m (9'2" x 5'6" )

Obscured double glazed window with inset blinds to rear aspect, door to side aspect leading to garden, matching two piece suite comprising wash hand basin in vanity unit with mixer tap over and low level WC, electric towel rail, built in storage cupboard.

### TENURE

This property is freehold

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://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: Ultrafast 1800mbps (Source - Ofcom).

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

