

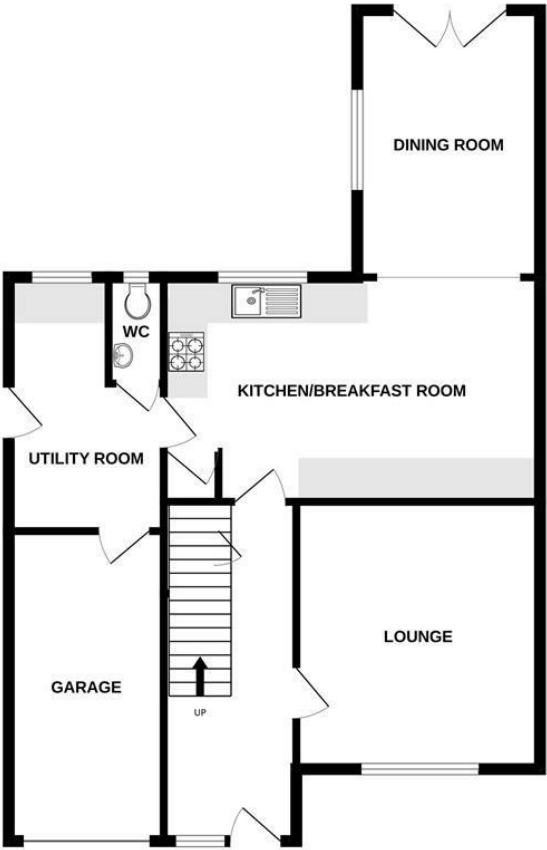
DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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23 Windrush Road, Keynsham, Bristol, BS31 1QN

GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 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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£524,000

A sympathetically extended five bedroom semi detached home that sits within generous gardens.

- Lounge ▪ Dining room ▪ Kitchen/Breakfast room ▪ Utility room ▪ WC ▪ Five bedrooms ▪ Family shower room ▪ Garage ▪ Gardens ▪ Marketed with complete chain

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23 Windrush Road, Keynsham, Bristol, BS31 1QN

An excellently presented and improved five bedroom semi detached home that benefits from sympathetically extended accommodation that sits within generous gardens.

Internally the ground floor comprises of a welcoming entrance hallway, a lounge, a high quality fitted kitchen/breakfast room and a dining room extension that directly leads to the rear garden. The ground floor further offers a useful utility room and a separate WC. To the first floor five well proportioned bedrooms are found, in addition to a modern three piece suite shower room.

Externally the home sits within spacious gardens with the front being predominantly laid to block paving. The rear garden is a true delight and larger than typical for the area. it comprises of a generous lawn, a wrap around patio ideal for entertaining, pretty well stocked flower beds, several small trees, a secondary patio, generous vegetable plot, a storage shed and a greenhouse. Further benefits from the property include an integral single garage and complete onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.1m x 1.9m (16'8" x 6'2")

Dual aspect double glazed windows to front and side aspects, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 3.8m x 3.7m (12'5" x 12'1")

Double glazed window to front aspect, feature electric fireplace with wood mantel, radiator, power points.

KITCHEN 5.7m x 3.4m (18'8" x 11'1")

Double glazed window to rear aspect overlooking rear garden, opening leading to dining room, glazed door leading to utility room. High quality kitchen comprising range of soft close wall and base units with Quartz work surfaces, inset bowl and a quarter sink with mixer tap over, range of integrated appliances including double electric Neff oven, four ring electric hob with glass and stainless steel extractor fan over, integrated fridge and microwave, ample space for family sized breakfast table, radiator, power points, splashbacks to all wet areas.

DINING ROOM 4m x 2.8m (13'1" x 9'2")

Double glazed window to side aspect and double glazed French doors to rear aspect overlooking and providing access to rear garden, radiator, power points.

UTILITY ROOM 3.7m x 2.2m (this measurement includes wc) (12'1" x 7'2" (this measurement includes wc))

Double glazed window to rear aspect, obscured double glazed door to side aspect, space, power and plumbing for washing machine, tumble dryer and upright fridge and freezer, wall mounted gas combination boiler, power points, radiator, door providing integral access to garage. Door leading to WC.

WC 1.5m x 0.9m (4'11" x 2'11")

Obscured double glazed window to rear aspect, matching two piece suite comprising wash hand basin with mixer tap over and low level WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.9m x 2.2m (9'6" x 7'2")

to maximum points. Access to loft via hatch, doors leading to rooms.

BEDROOM ONE 3.9m x 3.4m (12'9" x 11'1")

Double glazed window to front aspect, an array of built in wardrobes, radiator, power points.

BEDROOM TWO 3.4m x 3m (11'1" x 9'10")

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

BEDROOM THREE 3.6m x 3.4m (11'9" x 11'1")

Dual aspect double glazed windows to rear and side aspects, radiator, power points.

BEDROOM FOUR 2.5m x 2.2m (8'2" x 7'2")

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

BEDROOM FIVE 3.7m x 2.2m (12'1" x 7'2")

to maximum points. An 'L' shaped room with double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

SHOWER ROOM 2.2m x 1.7m (7'2" x 5'6")

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

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving, wall and fenced boundaries, well stocked flower beds, path leading to front door, driveway leading to garage, gated path leading to rear garden.

REAR GARDEN

Generous rear garden mainly laid to lawn with fenced boundaries, several patios ideal for al fresco dining, a selection of pretty well stocked flower beds, vegetable plot, several small trees, storage shed, greenhouse, gated access to side lane.

GARAGE 4.8m x 2.4m (15'8" x 7'10")

Accessed via up and over door with integral access to utility room benefitting from power and lighting.

TENURE

This property is freehold.

AGENT NOTE

This property is in council tax band E according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

