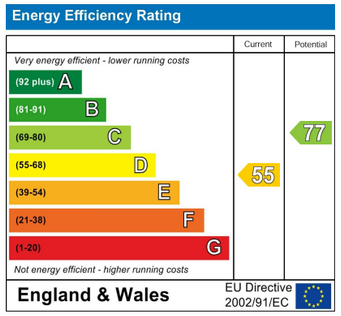

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

35 Charlton Park, Keynsham, Bristol, BS31 2NB

£575,000

A substantial detached home located on a popular road benefitting from no onward chain and the opportunity for purchasers to make their own.

■ Detached ■ No onward chain ■ Three Reception rooms ■ Kitchen ■ Four Bedrooms ■ Rear Garden ■ Period features ■ Driveway ■ Double garage ■ Additional garage

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RICS

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35 Charlton Park, Keynsham, Bristol, BS31 2NB

Situated on the highly sought after Charlton Park, within easy reach of Keynsham's amenities and several well regarded schools, including St John's Primary, this substantial four bedroom detached home presents a fantastic opportunity for purchasers looking to create a home to their own taste. Rich in period features and boasting breathtaking views, the property offers spacious and versatile accommodation throughout.

The ground floor is entered via an entrance vestibule leading into a welcoming hallway, both retaining their original tiled flooring. From here, a bay fronted lounge is accessed, featuring an attractive bay window and decorative ceiling rose. A useful study provides an ideal space for home working, while the separate dining room boasts a characterful wooden fireplace surround. The dining room leads through to the kitchen, which in turn provides access to a utility room and shower room. The utility room also benefits from internal access to the double garage.

To the first floor, three well proportioned bedrooms are served by a family bathroom. The second floor offers a generous principal bedroom, enjoying breathtaking views across Keynsham and the surrounding countryside.

Externally, the property benefits from a dropped kerb providing off street parking, a rear garden featuring an established array of trees and shrubbery, a double garage and an additional single garage.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.6m x 1.4m (5'2" x 4'7")
Wooden glazed door to hallway and original tiled flooring.

ENTRANCE HALLWAY 4.2m x 1.6m (13'9" x 5'2")
Doors to ground floor rooms and stairs leading to first floor. Original tiled floor and a radiator.

LOUNGE 5m x 3.7m (16'4" x 12'1")
Single glazed bay window to front aspect with additional glazing, ceiling cornices and a ceiling rose. Stone mantle for fireplace, radiator and power points.

DINING ROOM 3.9m x 3.6m (12'9" x 11'9")
Single glazed windows to both rear and side aspect, wooden door to kitchen. Wooden fireplace mantle with gas fireplace, radiator and power points.

KITCHEN 4.2m x 2.4m (13'9" x 7'10")
Single glazed windows to both side aspects and door to utility. Wooden wall and base units with work surfaces over, spaces for white goods and space for range cooker. One and a quarter basin with mixer tap over, tiled flooring, radiator and power points.

UTILITY 3.6m x 2.6m (11'9" x 8'6")
Single glazed window to side aspect, door to garage, sliding door to bathroom and door to lobby leading to garden. Storage cupboards, basin and drainer with mixer tap over, tiled flooring and power points.

SHOWER ROOM
Walk in shower cubicle, basin unit with mixer tap over, low level WC, tiled walls and flooring.

STUDY 2.6m x 1.6m (8'6" x 5'2")
Single glazed window to rear aspect, radiator and power points.

FIRST FLOOR

LANDING
Doors to first floor rooms and stairs leading to second floor.

BEDROOM TWO 4.1m x 3.5m (13'5" x 11'5")
Single glazed bay window to front aspect with secondary glazing, built in wardrobes, wooden floor boards, radiator and power points.

BEDROOM THREE 3.9m x 3.2m (12'9" x 10'5")
Single glazed window to rear aspect, period fireplace mantle, built in storage, radiator and power points.

BEDROOM FOUR 2.6m x 2m (8'6" x 6'6")
Single glazed window to rear aspect, period fireplace mantle, radiator and power points.

BATHROOM 2.6 x 1.6m (8'6" x 5'2")
Single glazed obscured window to front aspect, panelled bath with shower off mains over, basin unit with mixer tap over, low level WC with hidden cistern and storage cupboard above, wall mounted mirrored cupboard, fully tiled walls and a heated towel rail.

SECOND FLOOR

BEDROOM ONE 7m x 5.5m (22'11" x 18'0")
Double glazed windows to rear aspect, storage cupboard in eaves, exposed stone wall, radiators and power points.

EXTERIOR

FRONT OF PROPERTY
Driveway accessed via a dropped kerb, stone wall boundary to front, lawn and shrubbery.

REAR GARDEN
Mainly lawn with vast array of trees and shrubbery. Access to both a double and single garage.

DOUBLE GARAGE 6.3m x 6m (20'8" x 19'8")
Up an over garage door, single glazed windows and a pedestrian door to utility. Lighting and power points.

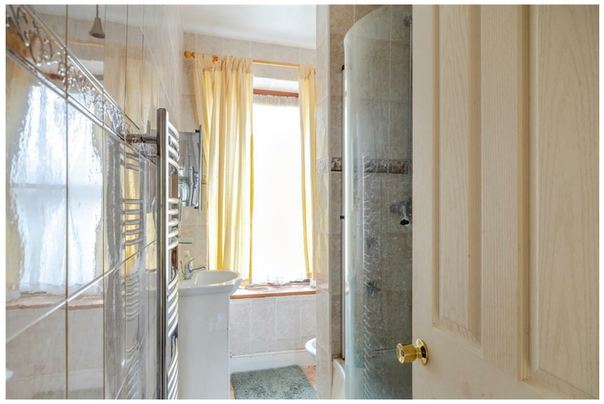
GARAGE
Single garage with up and over door.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band E 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
Potential purchasers are to be aware there is a nearby planning application pending, see planning number 25/00609/FUL.

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).



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