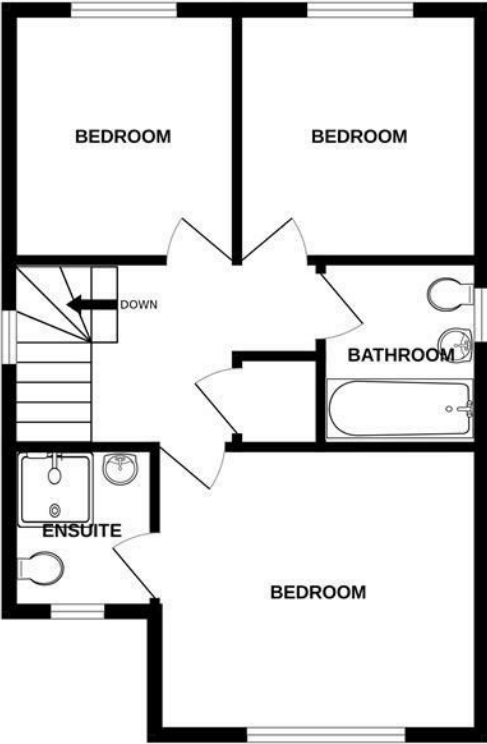


GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

55 Aesop Drive, Keynsham, Bristol, BS31 2GP



£425,000

An attractive three double bedroom detached home located in a recently completed development.

- Detached ▪ Lounge ▪ Kitchen/dining room ▪ Orangery ▪ Utility room ▪ Three double bedrooms ▪ En suite shower room ▪ Family bathroom ▪ Gardens ▪ Garage



55 Aesop Drive, Keynsham, Bristol, BS31 2GP

Constructed in 2020 and the first of the 'Hatfield' style to be resold in a highly sought after development. This attractive three double bedroom detached home enjoys contemporary accommodation throughout with several enhancements including inset window shutters, EV charging point and a delightful Orangery extension.

Internally the ground floor offers a welcoming entrance hallway, a formal lounge and a full width kitchen/dining room with range of integrated appliances and Quartz work surfaces, from here a breathtaking Orangery is accessed which offers dual aspect windows and a lantern light that floods the room with natural light. The ground floor accommodation is completed by a useful utility room and separate WC. To the first floor the home boasts three double bedrooms, with the master having the additional benefit of an en suite shower room, while the second and third bedrooms are serviced by a contemporary family bathroom.

Externally both front and rear gardens have been landscaped with ease of maintenance in mind, both of which are enclosed by stone wall and fenced boundaries, with the rear enjoying a lawn and patio. The accommodation is completed by a single garage and off street parking space with EV charging point.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.1m x 2.3m (13'5" x 7'6")

to maximum points. Double glazed window to side aspect with inset shutters, understairs storage cupboard, radiator, power points. Stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4m x 3.8m (13'1" x 12'5")

Double glazed window to front aspect with inset wood shutters, featured panelled wall, radiator, power points.

KITCHEN/DINING ROOM 4.6m x 2.9m (15'1" x 9'6")

Double glazed window to rear aspect overlooking rear garden. Luxury kitchen comprising range of wall and base units with Quartz work surfaces, bowl and a quarter inset sink with mixer tap over, range of integrated appliances including electric oven, four ring electric hob with stainless steel extractor fan over, integrated fridge/freezer and dishwasher. Dining area offering ample space for family sized dining table, radiator, power points, door leading to utility room, opening leading to Orangery.

ORANGERY 3m x 2.4m (9'10" x 7'10")

Double glazed lantern light to roofline and double glazed windows to rear and side aspects. Double glazed French doors to rear aspect providing access to rear garden, radiator, power points.

UTILITY ROOM 1.7m x 1.7m (5'6" x 5'6")

Double glazed door to side aspect leading to rear garden, range of matching wall and base units with roll top work surfaces, integrated washing machine, wall mounted gas combination boiler. Understairs storage cupboard, radiator, power points.

WC 1.7m x 0.9m (5'6" x 2'11")

Modern, matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC, radiator, extractor fan, tiled splashbacks to all wet areas

FIRST FLOOR

LANDING 2.4m x 2.2m (7'10" x 7'2")

Double glazed window to side aspect with inset shutters, access to loft via hatch, built in storage cupboard, power points, doors leading to rooms.

BEDROOM ONE 4m x 3.3m (13'1" x 10'9")

Double glazed window to front aspect with inset wood shutters, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 1.8m x 1.8m (5'10" x 5'10")

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

BEDROOM TWO 2.9m x 2.9m (9'6" x 9'6")

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

BEDROOM THREE 2.9m x 2.6m (9'6" x 8'6")

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

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

Obscured double glazed window to side aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and electric shower over, radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to patio with walled boundaries, path leading to front door, gated path leading to rear garden.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with wall and fenced boundaries, patio, well stocked flower beds.

GARAGE

Single garage situated at bottom of the garden accessed via up and over door and benefitting from storage to eaves, power and lighting.

OFF STREET PARKING

Located adjacent to garage. Off street parking space for one vehicle with EV charging point.

TENURE

This property is freehold

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. There is an estate charge which is £137.20 per annum. Broadband is supplied to this property and all other properties within the development exclusively by FibreNest.

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

<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.

