

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

12 Avon Road, Keynsham, Bristol, BS31 1LJ

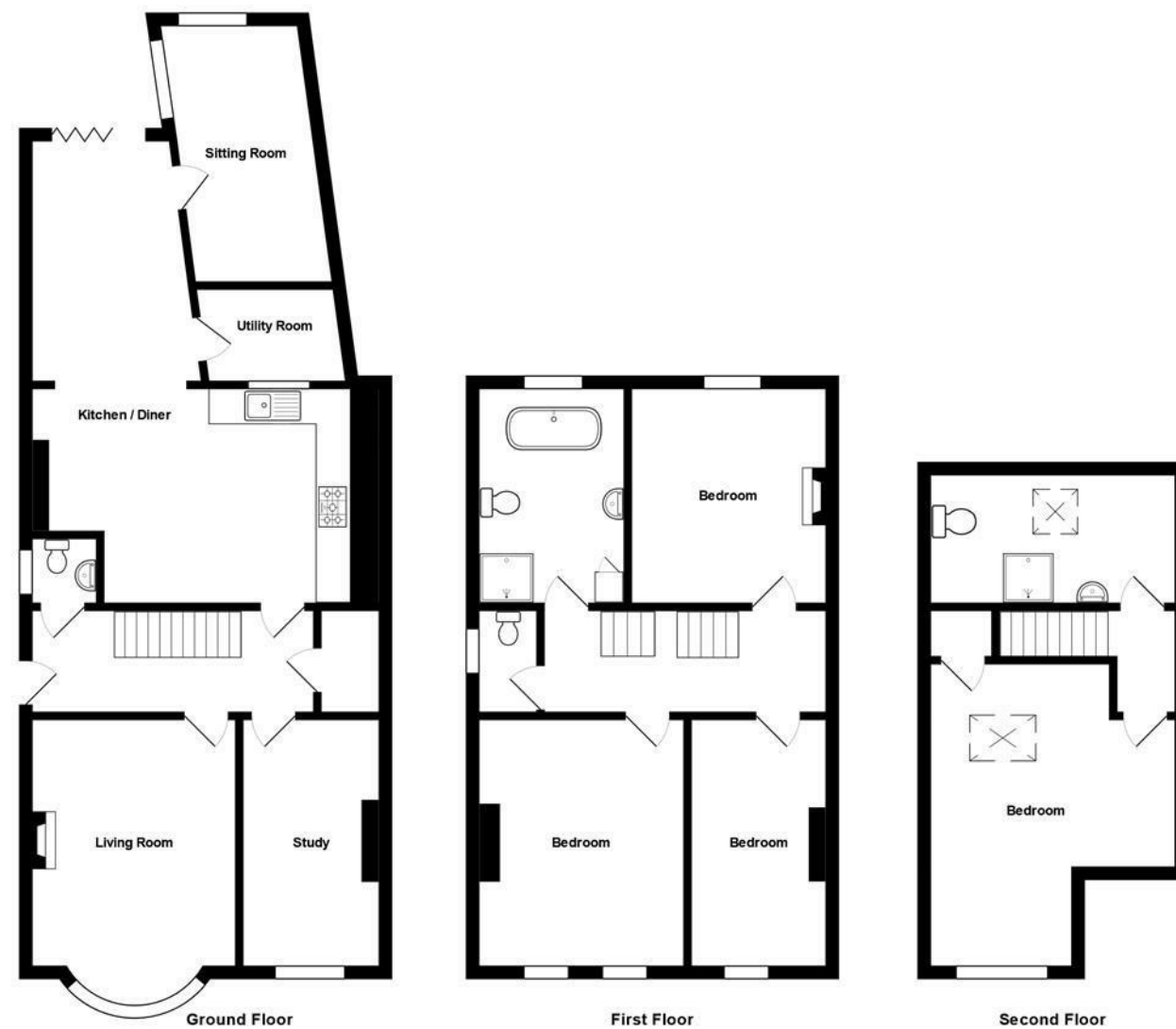


Offers in excess of £750,000

A handsome four bedroom featured filled Victorian home sat within generous gardens.

- Landscaped gardens
- Period home
- Three Reception rooms
- Kitchen/Dining/Family Room
- Utility room
- Four Bedrooms
- Family Bathroom
- Shower Room
- WC
- Marketed with complete onward sales chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 184.7 m² ... 1988 ft²

All measurements are approximate and for display purposes only.

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Positioned within landscaped gardens, this characterful period home enjoys a tucked away location on a highly sought after road that is conveniently located on the Wellsyde side of town only a few hundred yards from Memorial Park and Town Centre amenities. This delightful home has been subject to extension and improvement within recent years and boasts a selection of period features that neatly compliment the modern additions.

To the ground floor the home is entered by an entrance hallway with original style mosaic flooring, from here two Reception rooms are accessed (Reception One benefiting from large bay window and centre piece wood burning stove), in addition to a delightful L-shaped kitchen/dining/family room which is the true hub of the home. This room offers ample space to house a family sized dining table with a separate seating area in addition to a shaker style kitchen with a range of integrated appliances. From the kitchen/dining/family room a useful utility room is found in addition to a third Reception room with bi-folding doors that lead to the rear garden.

To the first floor three shaker style double bedrooms are found in addition to a useful WC and four piece suite family bathroom with centre piece roll top bath. To the second floor a further double bedroom is found that enjoys town centre views in addition to a three piece suite shower room.

Externally the front of the property is laid to stone chippings that are accessed via a dropped kerb and provide ample parking, while the rear is generous in nature and has been recently landscaped to enjoy several seating areas that are laid to patio, an outside kitchen, artificial lawn two undercover pergolas and an outside timber store.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.1m x 1.8m (16'8" x 5'10")

Butler's pantry, radiator, power points, mosaic flooring, stairs rising to first floor landing, doors to rooms.

RECEPTION ONE 5.7m x 3.6m into bay (18'8" x 11'9" into bay)

Double glazed window to front aspect, original style cornicing, ceiling rose, dado rail, skirting boards, wood burning stove with stone mantel, radiator, power points.

RECEPTION TWO 4.3m x 2.3m (14'1" x 7'6")

Window to front aspect, cornicing, picture rail, radiator, power points.

L- SHAPED KITCHEN/DINING/FAMILY ROOM 8.4m x 5.2m (27'6" x 17'0")

Double glazed bi-folding doors to rear aspect, skylight to roofline, kitchen comprising range of matching shaker style wall and base units with tiled work surfaces, double wash hand basin with mixer tap over, space and gas supply for range style oven with oversized extractor fan over, integrated fridge/freezer, dishwasher and space for free standing island. Radiator, power points, tiled splashbacks to all wet areas. Dining area enjoying ample space for family sized dining table benefiting from radiator and power points, door leading to Reception Three and door leading to Utility room.

RECEPTION THREE 5.5m x 2.3m (18'0" x 7'6")

Windows to rear and side aspects, double glazed bi-folding doors to side aspect, radiator, power points.

UTILITY ROOM 2.3m x 1.6m (7'6" x 5'2")

Window to kitchen, space, power and plumbing for washing machine and low level fridge.

WC 1.2m x 1.1m (3'11" x 3'7")

Obscured window to side aspect, matching two piece suite comprising wash hand basin, low level WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 5.1m x 1.8m (16'8" x 5'10")

Radiator, power points, doors to rooms, stairs rising to second floor landing

BEDROOM ONE 4.4m x 3.6m (14'5" x 11'9")

Dual double glazed window to front aspect, radiator, power points.

BEDROOM TWO 3.8m x 3.3m (12'5" x 10'9")

Double glazed window to rear aspect, pedestal wash hand basin, original style fireplace, radiator, power points.

BEDROOM FOUR 4.4m x 2.4m (14'5" x 7'10")

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

BATHROOM 3.8m x 2.6m (12'5" x 8'6")

Obscured double glazed window to rear aspect, matching four piece suite comprising pedestal wash hand basin, low level WC, oversized walk in shower cubicle with shower off main supply over, free standing roll top bath with mixer tap and shower attachment over, heated towel rails, splashbacks to all wet areas.

WC 1.8m x 1.1m (5'10" x 3'7")

Obscured double glazed window to side aspect, low level WC.

SECOND FLOOR

LANDING 2.2m x 1.1m (7'2" x 3'7")

Doors to rooms.

BEDROOM THREE 5.4m x 4.4m (17'8" x 14'5")

to maximum points. (Restricted head height to certain aspects). Double glazed window to front aspect, velux style window to roofline, storage to eaves, radiators, power points.

SHOWER ROOM 4.3m x 2.2m (14'1" x 7'2")

(Restricted head height to certain aspects). Velux style window to roofline, modern three piece suite comprising pedestal wash hand basin, low level WC, oversized walk in shower cubicle with shower off main supply over, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Laid to stone chippings providing off street parking for several vehicles that is accessed via a dropped kerb, wall boundaries, path leading to front door, gated path leading to rear garden.

REAR GARDEN

Landscaped rear garden enjoying a selection of separate seating areas, fenced and walled boundaries, patios, outdoor kitchen, artificial lawn, pergolas, a selection of well cared for trees and shrubs. Additionally benefiting from a detached store with approximate measurements of 4m x 2.5m (13'1" x 8'2") that benefits from power and lighting.

