



10 Keens Grove, Bristol, BS35 4LW
Offers In Excess Of £350,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

10 Keens Grove, Bristol, BS35 4LW

Located in the cul-de-sac of Keens Grove, this beautiful extended end of-terrace house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including the master complete with an en-suite bathroom, this is ideal for families seeking space and convenience.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The well-appointed utility room adds practicality to daily life, while the conservatory, which can easily serve as a playroom or additional living area, enhances the home's versatility. Beautifully presented throughout, this residence is ready for you to move in and make it your own. The gardens are a true highlight, featuring well-maintained outdoor spaces that are perfect for enjoying the fresh air or hosting gatherings. Additionally, an outside office provides a quiet retreat for work or study, catering to the needs of modern living. Parking is a breeze with space available for several cars, ensuring convenience for you and your guests. This property is not just a house; it is a home that offers a wonderful lifestyle in a peaceful setting.

Pilning has all the benefits of a small village but also benefits from its close proximity to The Mall at Cribbs Causeway; the premier shopping destination in the South West. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which cater for all your needs. The Wave', England's first inland-surfing destination and 'Bristol Zoo Project' close by offering great entertainment opportunities for all ages.

Nearby Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest' With open aspects and beautiful walks along the Severn Estuary, this area is a perfect spot for walkers and dog owners alike. Pilning has a local school within the village for children of primary school age and falls within the catchment for Marlwood Senior School.

- Beautifully Presented 4 Bedroom End of Terrace House
 - Conservatory/Playroom and Snug Room
 - Lovely Enclosed Gardens with an Office
 - Versatile Family Living with 2 Bathrooms
 - Good Local Primary School and Within the Catchment of Marlwood Senior School
- Open Plan Kitchen/Dining Room and Lounge
 - Utility Room and Oil Heating System
 - Onward Chain Agreed
 - Cul-de-Sac Location and Lots of Parking
 - Close to M4/5 Motorway Links and Local Train Station

Location
With local public transport into Bristol via bus links or from the train station situated in Severn Beach. The close proximity of the M4/M5 interchange also makes it an ideal location for commuters. Pilning has a local school within the village for children of primary school age and falls within the catchment area of Marlwood senior school and has easy access to local colleges and further education facilities. it also has all the benefits of a small village but also benefits from its close proximity to The Mall at Cribbs Causeway; the premier shopping destination in the South West. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which cater for all your needs.

Hallway
Entrance via uPVC door into hallway, stairs rising to first floor.

Snug
13'2" x 7'11"
uPVC double glazed window to front aspect, radiator

Open Plan/Kitchen/Dining Room/Lounge
24'2" x 14'3"
uPVC double glazed window to front aspect, opening into kitchen dining room. The kitchen has a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over. Ceramic hob with Stainless steel hood over, double electric oven. Integrated fridge and freezer, integrated dishwasher. Breakfast Bar, door leading into utility room and play room.

Utility Room
10'0" x 7'11"
uPVC double glazed doors leading into the rear garden. Stainless steel sink with mixer tap over, plumbing for washing machine.

Conservatory/Playroom
7'9" x 12'9"
uPVC double glazed windows to rear and side aspect, doors leading into the rear garden.

First Floor Landing
Access to loft space, doors to all rooms.

Bedroom 1
18'4" x 7'11"
uPVC double glazed window to front aspect, access to loft via ladder, the loft is boarded and insulated with power and lighting.

En-suite
7'10 x 4'3
uPVC double glazed window to rear aspect, panel bath with shower over, low level wc, wash hand basin.

Bedroom 2
13'9" x 8'5"
uPVC double glazed window to front aspect

Bathroom
6'1 x 4'11
uPVC double glazed window to rear aspect, panel bath with shower over, inset sink and low level wc.

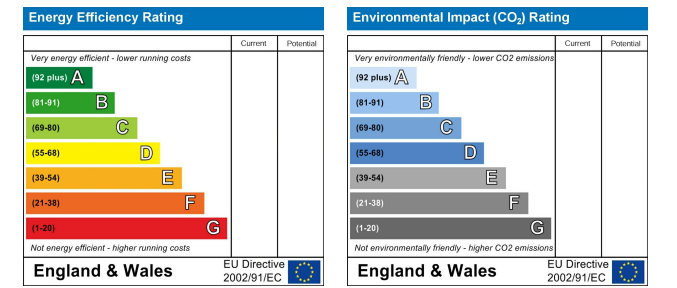
Bedroom 3
10'6" x 8'5"
uPVC double glazed window to rear aspect

Bedroom 4
9'9" x 6'7"
uPVC double glazed window to front aspect

Gardens
The gardens to the rear are enclosed and mostly laid to lawn with a patio area, there is also side access, there is a storage built shed for access to the oil container.

Office
16' x 10'
There is an office/man cave at the top of the garden which is a lovely retreat and has power and lighting

Parking
There is parking to the front and side for several cars.

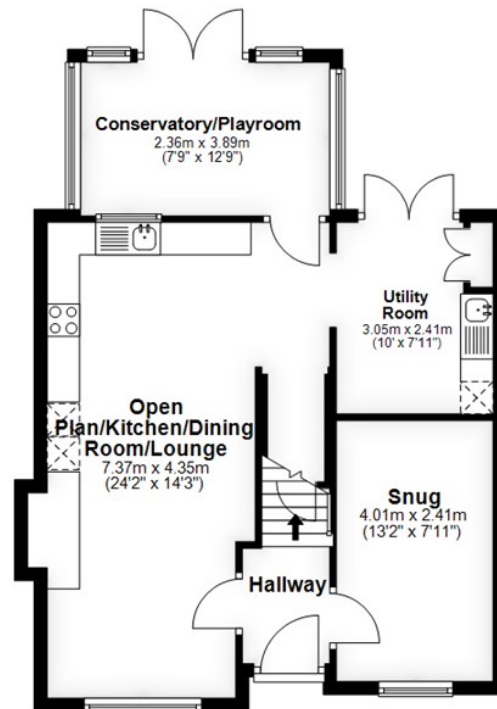
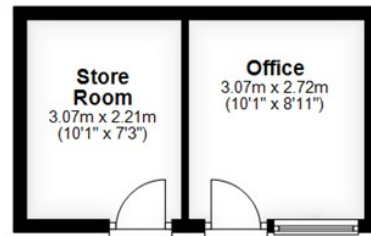


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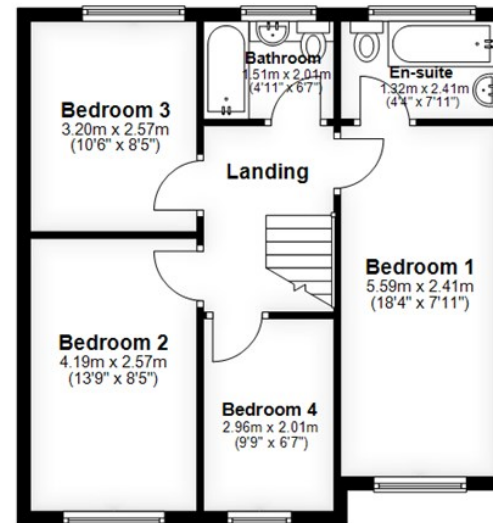
Ground Floor

Approx. 73.2 sq. metres (787.6 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



Total area: approx. 125.9 sq. metres (1355.1 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.