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22 Alcina Way, Keynsham, Bristol, BS31 2TL



Offers Over £500,000

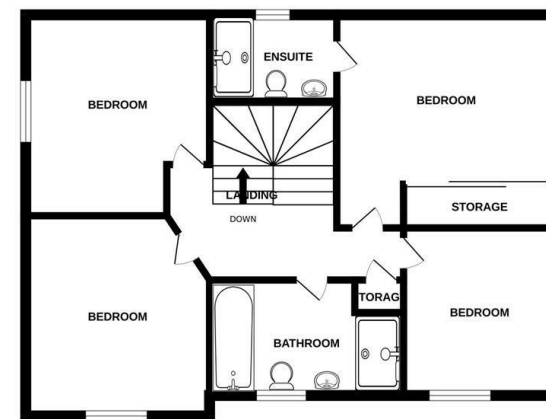
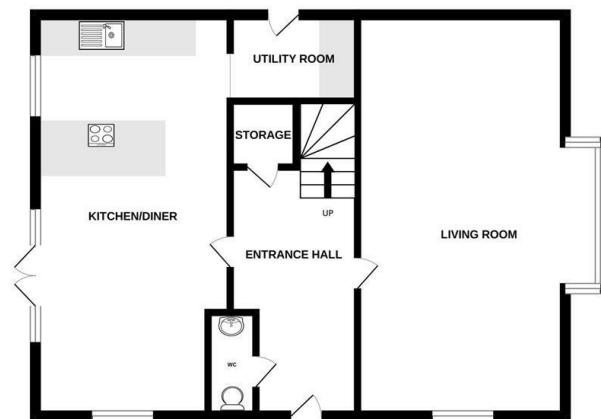
A detached four bedroom home located on the edge of a sought after development well suited to up sizing families.

- Detached ▪ Living room ▪ Kitchen/Dining room ▪ Utility room ▪ WC ▪ Four bedrooms ▪ Ensuite ▪ Bathroom ▪ Rear garden ▪ Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		98	99
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR

1ST FLOOR



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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22 Alcina Way, Keynsham, Bristol, BS31 2TL

A spacious four bedroom detached home situated within a recently completed development by 'Bloor Homes'. This immaculately presented 'Rainham' build property boasts versatile, modern accommodation that is sure to be of interest to up sizing families.

Internally the ground floor consists of a welcoming entrance hall with a built in storage cupboard, a very good sized living room, a kitchen/dining room with direct access to the rear garden, a utility and a useful WC. To the first floor four bedrooms are found with the master benefiting from an en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally the garden boasts a level lawn and a raised patio area for outdoor dining. The property further benefits from a garage and off street parking for two vehicles.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4m x 1.7m (13'1" x 5'6")

Access to downstairs rooms, staircase to first floor, storage cupboard, radiator and power points.

LOUNGE 4m x 6.1m (13'1" x 20'0")

UPVC double glazed window to front and side aspect, radiator and power points.

KITCHEN/DINING ROOM 6.6m x 3.2m (21'7" x 10'5")

UPVC double glazed windows to front and side aspect, French doors to rear garden, matching wall and base units with integrated dishwasher, induction hob, electric oven and fridge freezer, wash basin with mixer tap over, tiled splashbacks, access to utility space, radiators and power points.

UTILITY ROOM 2.1m x 1.4m (6'10" x 4'7")

External door leading to off street parking, wall and base units with space for washing machine, radiator and power points.

WC 1.7m x 0.8m (5'6" x 2'7")

Wash hand basin with mixer tap, WC and radiator.

FIRST FLOOR

BEDROOM ONE 3.5m x 3.1m (11'5" x 10'2")

UPVC double glazed window to side aspect, built in wardrobe with sliding mirrored doors, access to en suite, radiator and power points.

EN SUITE 2.1m x 1.3m (6'10" x 4'3")

Obscured UPVC double glazed window to rear aspect, walk in shower with glass panel door, tiled splashbacks, wash hand basin with mixer tap, WC and towel radiator.

BEDROOM TWO 3.3m x 3.1m (10'9" x 10'2")

UPVC double glazed window to rear aspect, radiator and power points.

BEDROOM THREE 3.3m x 3m (10'9" x 9'10")

UPVC double glazed window to front aspect, radiator and power points.

BEDROOM FOUR 2.8m x 2.5m (9'2" x 8'2")

UPVC double glazed window to front aspect, radiator and power points.

BATHROOM 3.3m x 1.9m (10'9" x 6'2")

Obscured UPVC double glazed window to front aspect, walk in shower with glass panel door, wash hand basin with mixer tap,

bath with mixer tap and shower head, WC, tiled splashbacks, towel radiator and shaving power points.

LANDING 4.2m x 2.6m (13'9" x 8'6")

Access to all first floor rooms, airing cupboard and power points.

EXTERIOR

FRONT

Pathway leading to front door from the off street parking for two cars in front of the garage.

GARAGE 5.8m x 3.1m (19'0" x 10'2")

Up and over garage door and power points.

REAR GARDEN

Laid to lawn with fenced boundaries and raised patio area for outdoor dining. Gated side access to garage.

TENURE

This property is freehold. There is an estate charge payable of £196.26

AGENT NOTE

The property has the additional benefit of solar panels which are owned outright. There is a covenant stating you can't run a business from home.

Prospective purchasers are to be aware that 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

<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.

