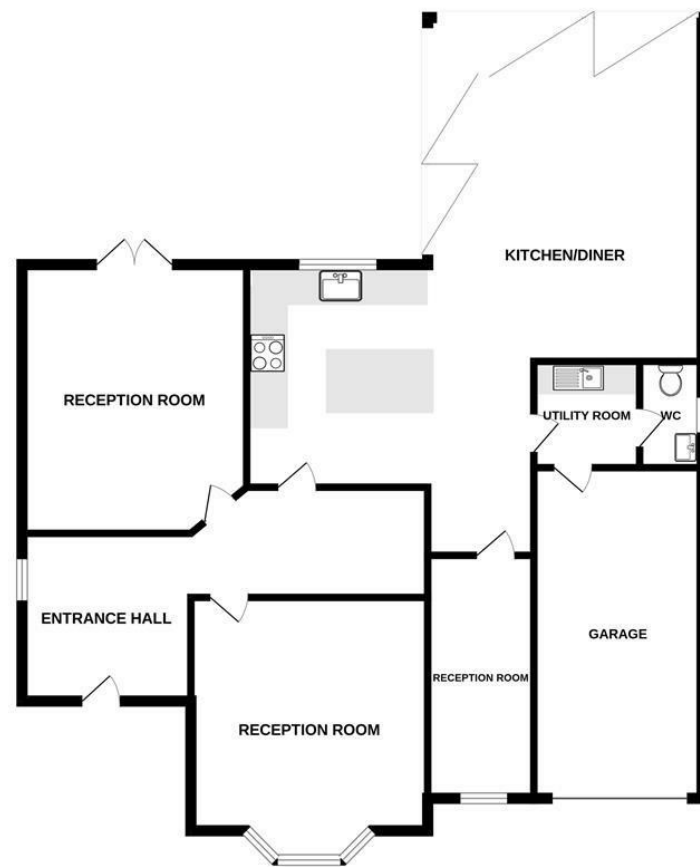


1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: keynsham@daviesandway.com

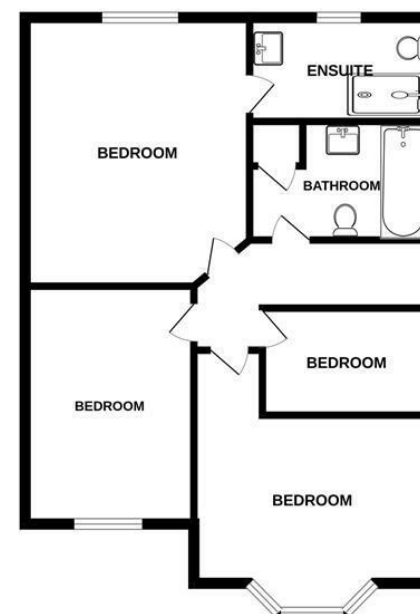
9 Hurn Lane, Keynsham, Bristol, BS31 1RH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(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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£825,000

An immaculate four bedroom detached home which has been extended and renovated by the current owners to provide spacious and modern accommodation well suited to upstizing families.

- Detached
- Three reception rooms
- Kitchen/diner
- Utility room
- Four bedrooms
- En suite
- Family bathroom
- Off street parking
- Garage
- Garden

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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# 9 Hurn Lane, Keynsham, Bristol, BS31 1RH

A handsome bay fronted, four bedroom detached home situated on the Wellsway side of Keynsham that benefits from being extended and renovated by the current owners to provide spacious and modern accommodation that is well suited to upsizing families.

Internally, the ground floor comprises of a welcoming entrance hallway, three reception rooms, (two of which being good sized rooms for living or dining rooms with the third creating useful space for a home office or play room) an open plan kitchen / diner with 2 sets of bi folding doors providing direct access to the rear garden, a utility room and wc. To the first floor, four well proportioned bedrooms are found, with the main benefiting from a contemporary en suite shower room whilst the other bedrooms are serviced by a modern family bathroom.

Externally the front is mainly laid to a block paved driveway providing access to the garage, whilst the rear garden has been landscaped and is mainly laid to lawn with fenced boundaries, well established shrubbery and the choice of a patio or decking for outdoor dining.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALL 3m x 5.6m (9'10" x 18'4" )

Obscured double glazed windows to front and side aspects, access to downstairs rooms, stairs rising to first floor, understairs storage cupboard and a radiator.

#### RECEPTION ONE 4.2m x 3.8m (13'9" x 12'5" )

UPVC double glazed bay window to front aspect, coal effect feature fireplace with stone surround, radiator and power points.

#### RECEPTION TWO 4.3m x 3.6m (14'1" x 11'9" )

UPVC double glazed French doors leading to rear garden, patio, coal effect feature fireplace with stone surround, radiator and power points.

#### RECEPTION THREE 3.9m x 1.7m (12'9" x 5'6" )

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

#### KITCHEN/DINING ROOM 3.5 x 2.9 ( 11'5" x 9'6" )

UPVC double glazed window to rear aspect, matching wall and base units with a Belfast style sink with a mixer tap over, matching island unit with storage beneath and breakfast bar. Integrated appliances including induction hob with extractor over. Bosch oven, microwave and a dishwasher. Tiled splash backs to all wet areas, power points and open plan access to dining room.

#### OPEN PLAN DINING ROOM 5.5 x 4.6 (18'0" x 15'1" )

Two sets of bi folding doors to both rear and side aspects with direct access to rear garden, door access to utility room and reception three. Radiator and power points.

#### UTILITY ROOM 1.8m x 1.5m (5'10" x 4'11" )

Tiled splashbacks to wet areas, floor unit with work surface over and with space for washing machine, stainless steel sink with mixer tap over, wall mounted boiler, access to garage and WC.

#### WC 1.7m x 1m (5'6" x 3'3" )

Obscured UPVC double glazed window to side aspect, tiled splashbacks to wet areas, wash hand basin with mixer tap over, WC and radiator.

### FIRST FLOOR

#### LANDING 3.8m x 2.2m (12'5" x 7'2" )

Obscured UPVC double glazed window on staircase to side aspect, access to all rooms, radiator and power points.

#### BEDROOM ONE 4.3m x 3.6m (14'1" x 11'9" )

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

#### EN SUITE 2.9m x 1.6m (9'6" x 5'2" )

Obscured UPVC double glazed window to rear aspect, walk in shower cubicle with rainfall shower attachment over, wash hand basin with mixer tap over and drawers underneath, WC, tiled splashbacks to all wet areas, tiled flooring and a radiator.

#### BEDROOM TWO 3.8m x 3.8m (12'5" x 12'5" )

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

#### BEDROOM THREE 2.7m x 3.8m (8'10" x 12'5" )

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

#### BEDROOM FOUR 2.7m x 1.7m (8'10" x 5'6" )

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

#### BATHROOM 2.9m x 1.9m (9'6" x 6'2" )

Obscured UPVC double glazed window to side aspect, bath with mixer tap over and shower with rainfall head over, wash hand basin with mixer tap and storage underneath, WC, tiled splashbacks to all wet areas, tiled flooring, built in storage cupboard, access to loft via hatch, radiator.

### EXTERIOR

#### FRONT OF PROPERTY

Block paved driveway providing ample off street parking accessed via a dropped kerb, access to garage, well established evergreen shrubbery and side access to rear garden.

#### REAR GARDEN

Choice of patio or decking area for outdoor dining, mainly laid to lawn with vast array of well established shrubbery and trees, fenced boundaries and side access to front.

#### GARAGE 5.3m x 2.7m (17'4" x 8'10" )

Power points and lighting.

#### TENURE

This property is freehold.

#### AGENT NOTE

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.

