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77 The Mead, Keynsham, Bristol, BS31 1FE

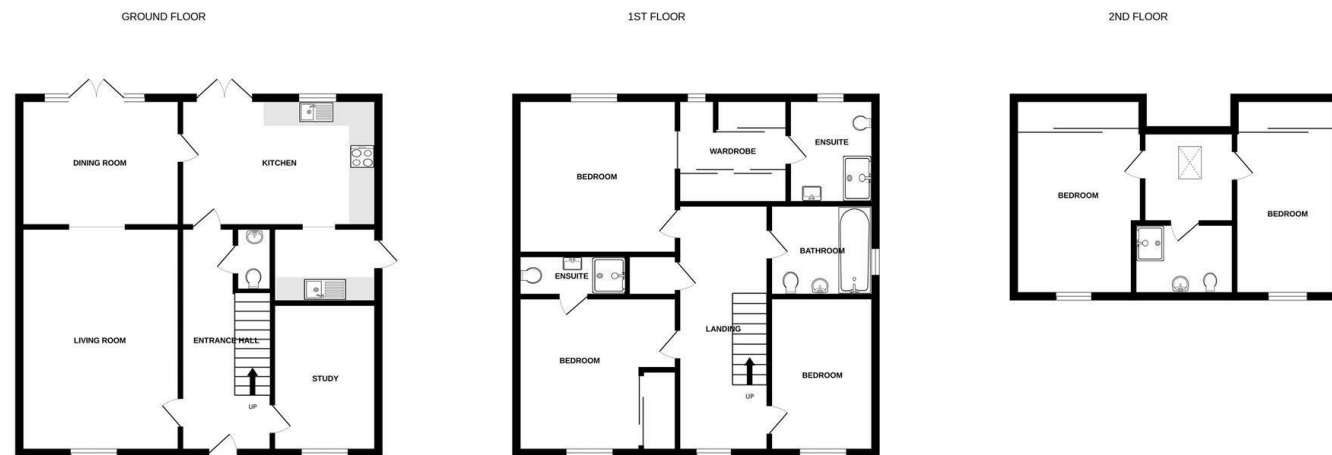


£625,000

A spacious and modern five bedroom detached home benefiting from a converted double garage, landscaped garden and an annexe.

- Detached
- Three reception rooms
- Kitchen
- Utility
- Five bedrooms
- Three floors
- Landscaped rear garden
- Summerhouse / annexe
- Converted double garage
- Two designated parking spaces

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	91
(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	



TOTAL FLOOR AREA : 1569 sq.ft. (145.8 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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A fine example of a generous detached home that enjoys modern accommodation arranged over three storeys. The home has been subject to many upgrades and improvements since its construction including the double garage having been converted.

Internally the accommodation is arranged over three floors with the ground floor offering a welcoming entrance hallway which leads to a generous lounge which in turn leads to a separate dining room that directly accesses the rear garden. The ground floor accommodation further benefits from a third reception room that could be utilised as a home office or children's playroom and a high quality kitchen/breakfast room that consists of a range of modern wall and base units and range of integrated appliances. The ground floor accommodation is completed by a useful utility room and a separate WC. To the first floor three bedrooms are found with the master suite spanning the full width of this floor and benefiting from a walk in wardrobe and en suite shower room. The second bedroom enjoys a further en suite in addition to a three piece suite family bathroom. To the second floor two good sized bedrooms are found each with fitted wardrobes and are serviced by a modern three piece suite shower room.

Externally the front of the property is mainly laid to slate chippings with ease of maintenance in mind while the rear enjoys a landscaped low maintenance garden comprising of artificial grass and patio areas ideal for alfresco dining. This garden enjoys several flower beds with well established plants and the addition of access to an annexe / summerhouse with power. The property further benefits from a detached double garage located to the side which has been converted and off street parking for two vehicles.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 2m (15'8" x 6'6")

Tiled flooring, access to ground floor rooms, staircase to first floor, radiator and power points.

LIVING ROOM 4.9m x 3.5m (16'0" x 11'5")

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

DINING ROOM 3.4m x 2.8m (11'1" x 9'2")

UPVC double glazed windows and French doors to rear providing direct access to garden, access to kitchen, radiator and power points.

STUDY 2.9m x 2.1m (9'6" x 6'10")

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

KITCHEN 4.3m x 2.8m (14'1" x 9'2")

UPVC double glazed window and French doors to rear providing direct access to garden, tiled flooring, matching high gloss kitchen units with integrated fridge / freezer, dishwasher, electric oven and induction hob with extractor over. Stainless steel sink with mixer tap over, opening to utility, radiator and power points.

UTILITY 2.1m x 1.5m (6'10" x 4'11")

Door to side access, tiled flooring, matching high gloss wall and base units with space for washing machine, stainless steel sink with mixer tap over, Ideal logic boiler housed in wall unit and a radiator.

WC 1.5m x 0.8m (4'11" x 2'7")

Wash hand basin and a low level WC.

FIRST FLOOR

LANDING 5.1m x 2m (16'8" x 6'6")

UPVC double glazed window to front aspect, access to all first floor rooms, airing cupboard housing water tank, radiator and power points.

BEDROOM ONE 3.5m x 3.4m (11'5" x 11'1")

UPVC double glazed window to rear aspect, opening through to walk in wardrobe space with sliding wardrobe doors measuring 2.4m x 2.3m leading to en suite, radiator and power points.

EN SUITE 2.4m x 1.9m (7'10" x 6'2")

Obscured UPVC double glazed window to rear aspect, tiled flooring and walls, walk in shower off the mains, wash hand basin with mixer tap over and drawer below, low level WC, electric shaving points and radiator.

BEDROOM TWO 3.4m x 2.9m (11'1" x 9'6")

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

EN SUITE 2.4m x 0.9m (7'10" x 2'11")

Tiled flooring and walls, walk in shower off mains, wash hand basin with mixer tap over and drawer below, low level WC, shaving power point and a heated towel rail.

BEDROOM THREE 2.9m x 2.2m (9'6" x 7'2")

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

BATHROOM 2.2m x 2.1m (7'2" x 6'10")

UPVC double glazed obscured window to side aspect, tiled flooring and splashbacks to wet areas, bath with shower head attachment connected to taps, wash hand basin, low level WC, shaving power points and a heated towel rail.

SECOND FLOOR

LANDING 2m x 1.7m (6'6" x 5'6")

Double glazed velux window to rear aspect, access to second floor rooms, radiator and power points.

BEDROOM FOUR 4.3m x 2.8m (14'1" x 9'2")

UPVC double glazed window to front aspect, fitted wardrobes with sliding doors, radiator and power points.

BEDROOM FIVE 4.3m x 2.2m (14'1" x 7'2")

UPVC double glazed window to front aspect, fitted wardrobe with sliding doors, radiator and power points.

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

Tiled flooring and walls, walk in shower off mains, wash hand basin with mixer tap over and drawer below, low level WC, shaving power points and heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden, consisting of mainly slate chippings with pathway to front door. Two designated parking spaces accessed via a dropped kerb adjacent to property and in front of converted garage, gated side access to rear garden.

CONVERTED GARAGE 5.1m x 5m (16'8" x 16'4")

UPVC double glazed obscured windows and French doors to front aspect providing access to driveway, UPVC door providing access to rear garden and power points.

REAR GARDEN

Landscaped for ease of maintenance, comprising of artificial grass, patio areas for outdoor dining, bedded areas with well established plants and shrubbery, access to summerhouse / annexe.

SUMMERHOUSE / ANNEXE 4.4m x 1.9m (14'5" x 6'2")

UPVC double glazed windows and sliding door providing direct access to garden, electric heater and power points.

TENURE

This property is freehold. There is an estate charge payable of £273 per annum.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band F according to the 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 Checker

<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.

