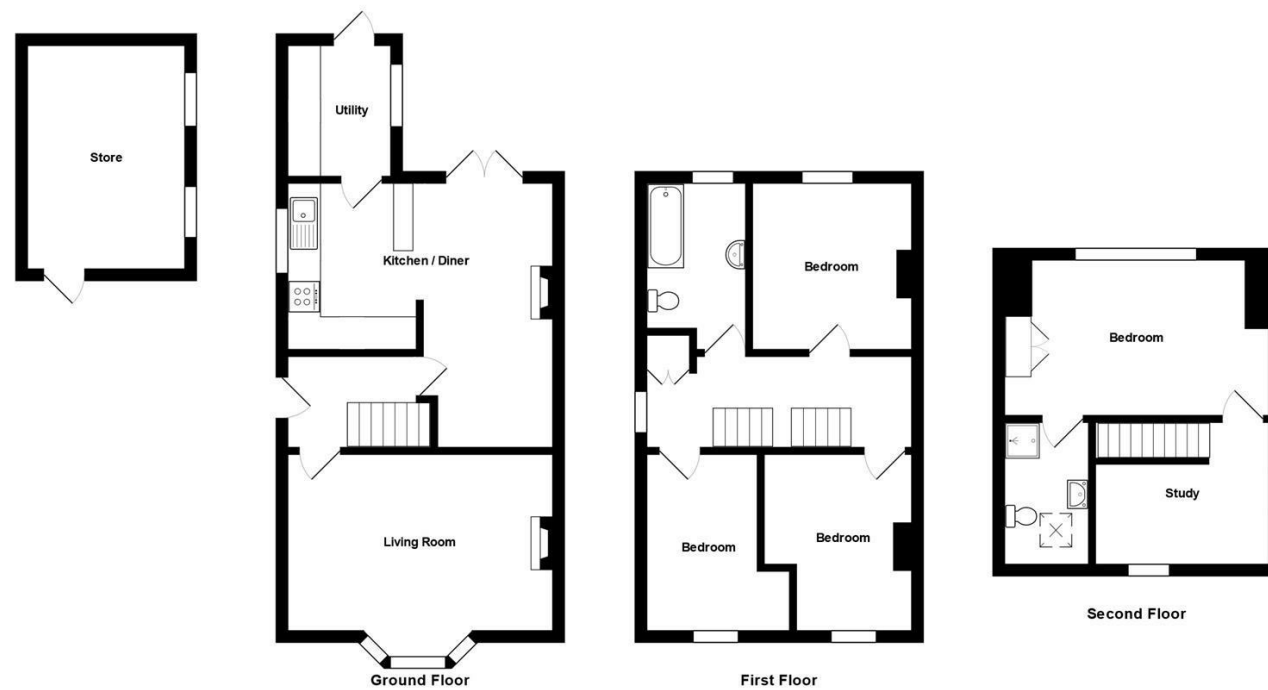


1 High Street, Keynsham, Bristol, BS31 1DP  
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47 Charlton Park, Keynsham, Bristol, BS31 2NB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 118.2 m<sup>2</sup> ... 1273 ft<sup>2</sup> (excluding store)  
All measurements are approximate and for display purposes only.



£475,000

A sympathetically extended four bedroom end of terrace home that is situated in a popular setting.

- Period home
- Lounge
- Kitchen/Dining room
- Utility room
- Four bedrooms
- Family bathroom
- En suite to master
- Office
- Generous garden
- Marketed with complete onward chain



# 47 Charlton Park, Keynsham, Bristol, BS31 2NB

Enjoying a sought after setting on Charlton Park within close proximity to St John's Primary School, this sympathetically extended period home neatly blends modern additions with original features.

The accommodation internally is arranged over three floors, with the ground floor playing host to the living space, this consists of a bay fronted lounge with feature fireplace, an 'L' shaped kitchen/dining room with French doors that directly accessing the rear garden and original bread oven set within a fireplace, in addition to a useful utility room. To the first floor three well balanced bedrooms are found, all of which have use of a modern bathroom, while the second floor offers a delightful master suite that benefits from breathtaking views across Keynsham. This room additionally benefits from a luxury en suite shower room and access to an adjoining home office.

Externally the front of the property is mainly laid to imprinted concrete that is accessed via dropped kerb and provides off street parking, while the generous rear garden offers a selection of separate seating areas including a raised deck, sandstone patio and covered pergola that is complimented by an artificial lawn, separate lawn and vegetable patch. The garden additionally offers a brick built shed (with power and lighting) and a timber storage shed.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 2m x 1.8m (6'6" x 5'10")

Stain glass double glazed lead inset window to side aspect, radiator, stairs rising to first floor landing. Doors leading to rooms.

#### LOUNGE 5m x 4.1m into bay (16'4" x 13'5" into bay )

Double glazed bay window to front aspect, feature open fireplace with tiled surround and wooden mantel, radiator, power points.

#### KITCHEN/DINING ROOM 5.1m x 4.9m (16'8" x 16'0")

to maximum points. An 'L' shaped room with double glazed French doors to rear aspect that lead to the rear garden and double glazed window to side aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated double electric oven, four ring gas hob with extractor fan over, space and plumbing for dishwasher, radiator, power points, feature breakfast bar, tiled splashbacks to all wet areas. Dining area providing ample space for family sized dining table and benefitting from a radiator, power points and period fireplace, that's an original style bread oven, tiled surround and wooden mantel. Door leading to utility room.

#### UTILITY ROOM 2.2m x 1.9m (7'2" x 6'2")

Double glazed door to rear aspect leading to rear garden, double glazed window to side aspect overlooking rear garden, range of matching wall and base units with roll top work surfaces, space and plumbing for washing machine and space and power for upright fridge/freezer, radiator, power points, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 5m x 1.6m (16'4" x 5'2")

Double glazed window to side aspect, built in storage cupboard housing gas combination boiler, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

#### BEDROOM TWO 3.2m x 3m (10'5" x 9'10")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM THREE 3.3m x 2.8m narrowing to 2.2m (10'9" x 9'2" narrowing to 7'2")

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

#### BEDROOM FOUR 3.4m x 2.2m (11'1" x 7'2")

Double glazed window to front aspect, radiator, power points, built in wardrobe.

#### BATHROOM 3.2m x 1.9m (10'5" x 6'2")

Double glazed window to rear aspect overlooking rear garden, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### SECOND FLOOR

#### LANDING 1m x 0.8m (3'3" x 2'7")

Door leading to bedroom one, opening leading to office.

#### BEDROOM ONE 4.4m x 2.9m (14'5" x 9'6")

Double glazed window to rear aspect enjoying far reaching views across Keynsham, built in double wardrobe and storage cupboards, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.6m x 1.6m (8'6" x 5'2")

to maximum points. Double glazed Velux window to roofline, luxury three piece suite comprising wash hand basin with mixer tap over, WC, walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

#### OFFICE 3.3m x 1.9m narrowing to 1.7m (10'9" x 6'2" narrowing to 5'6")

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

### EXTERIOR

#### FRONT OF PROPERTY

Mainly laid to imprinted concrete that serves as off street parking and is accessed via a dropped kerb, wall and shrub boundaries, gated path leading to rear garden, path leading to front door.

#### REAR GARDEN

Generous rear garden that boasts a raised deck seating area with storage under, sandstone patio, covered pergola seating area, artificial lawn and a vegetable plot. Additionally benefitting from a brick built storage shed with power and lighting, a timber shed and fenced boundaries.

#### TENURE

This property is freehold.

#### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band C 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](http://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.

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