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12 Scott Walk, Bridgegate, Bristol, BS30 5WB



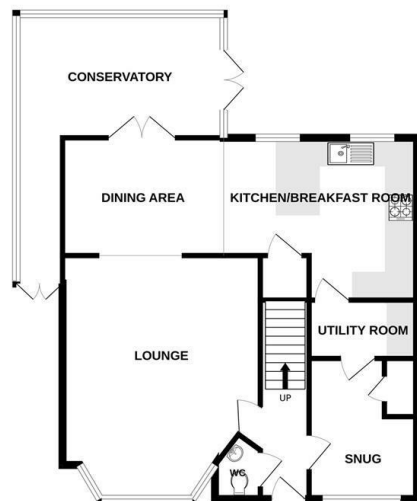
£625,000

An excellently presented six bedroom detached home ideally suited to up sizing families.

- Detached ▪ Lounge ▪ Snug ▪ Kitchen/Dining room ▪ Conservatory ▪ Utility room ▪ Six bedrooms ▪ Two en suites ▪ Bathroom ▪ Landscaped gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

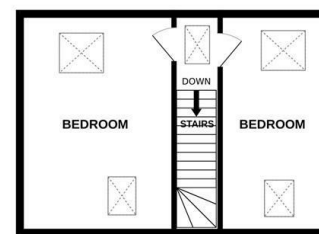
GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



2ND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1896 sq.ft. (176.1 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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Having undergone a programme of renovation and remodelling, this excellently presented and improved six bedroom detached home boasts modern, high quality accommodation ideally suited to upsize families.

With accommodation arranged over three floors, the ground floor hosts a bay fronted lounge, a high quality fitted kitchen/dining room, a snug/family room and a 'L' shaped conservatory that directly accesses the rear garden. The ground floor further benefits from a useful utility room with a separate WC. To the first floor, four well balanced bedrooms are found (three doubles, one single) with two of which enjoying en suite shower facilities, while the remaining bedrooms are serviced by a modern family bathroom. To the first floor to further double bedrooms are found.

Externally great attention has been paid to the landscaping of the external areas with the front offering a block paved and stone chipping driveway that is accessed via a dropped kerb, while the rear offers a level artificial lawn, several patio seating areas and pretty well stocked flower beds.

The home is located within a popular, modern development within Bridgegate and is situated within a secluded position that affords an open rear aspect and far reaching views from several of the upper floor bedrooms.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.1m x 1.6m narrowing to 1.1m (10'2" x 5'2" narrowing to 3'7")
Radiator, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 5.3m x 3.8m into bay (17'4" x 12'5" into bay)
Double glazed bay window to front aspect, feature electric fireplace, radiator, power points, opening leading to open plan kitchen/dining room

KITCHEN/DINING ROOM 7.7m x 3.8m narrowing to 3m (25'3" x 12'5" narrowing to 9'10")
Glazed French doors to rear aspect leading to conservatory, dual double glazed windows to rear aspect overlooking rear garden, high quality kitchen comprising range of soft close wall and base units with granite work surfaces, range of integrated appliances including double electric oven, four ring induction hob with extractor fan over, dishwasher and wine cooler, space and power for American style fridge/freezer

SNUG/FAMILY ROOM 3.8m x 2.9m narrowing to 1.7m (12'5" x 9'6" narrowing to 5'6")
Double glazed window to front aspect, power points, built in storage cupboard housing boiler and hot water cylinder, door leading to utility room.

UTILITY ROOM 2.4m x 1.3m (7'10" x 4'3")
Benefitting from wall units and roll top work surfaces, space and plumbing for washing machine and tumble dryer.

CONSERVATORY 5.6m x 4.7m (18'4" x 15'5")
to maximum points. An 'L' shaped room with double glazed windows to rear and side aspects, French doors to side aspect leading to garden, French doors to front aspect leading to courtyard. Benefitting from delightful garden views, radiator and power points.

WC 1.8m x 0.8m (5'10" x 2'7")
Obscured double glazed window to front aspect, modern matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC, heated towel rail, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.3m x 1.8m (10'9" x 5'10")
Built in storage cupboard, power points, stairs rising to second floor landing, doors leading to rooms.

BEDROOM ONE 5.5m x 2.6m (18'0" x 8'6")
Double glazed window to rear aspect overlooking rear garden, radiator, power points, doors leading to en suite shower room.

EN SUITE SHOWER ROOM 2.6m x 2m (8'6" x 6'6")
Obscured double glazed window to front aspect, luxury three piece suite comprising oversized wash hand basin with mixer tap over, low level WC and oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 3.2m x 2.8m (10'5" x 9'2")
Double glazed window to front aspect, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.3m x 1m (7'6" x 3'3")
Three piece suite comprising wash hand basin with mixer tap over and low level WC, walk in shower cubicle with shower off mains supply over, extractor fan, tiled splashbacks to all wet areas.

BEDROOM FOUR 3.2m x 2.6m (10'5" x 8'6")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM SIX 2.3m x 2.1m (7'6" x 6'10")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 1.9m x 1.7m (6'2" x 5'6")
Obscured double glazed window to front aspect, matching three piece suite comprising a panelled spa bath, low level WC and a pedestal wash hand basin with mixer tap over, heated towel rail, tiled splashbacks to all wet areas.

SECOND FLOOR

LANDING 1.7m x 1.1m (restricted head heights in places) (5'6" x 3'7" (restricted head heights in places))
Double glazed velux style window to roofline, power points, doors leading to rooms.

BEDROOM THREE 4.9m x 3.5m (16'0" x 11'5")
Dual aspect double glazed velux style windows to front and rear aspects enjoying far reaching views, storage to eaves, power points.

BEDROOM FIVE 4m x 2.6m (13'1" x 8'6")
Dual velux double glazed velux style windows to front and rear aspects enjoying far reaching views, storage to eaves

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to blocked paving that is accessed via a dropped kerb and provides off street parking, shrub boundaries, gated path leading to rear garden, path leading to front door.

REAR GARDEN

Landscaped rear garden mainly laid to artificial lawn with walled boundaries, a selection of well stocked flower beds, two patio seating areas.

TENURE

The property is freehold

AGENTS 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.

