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201 Trajectus Way, Keynsham, Bristol, BS31 2FY

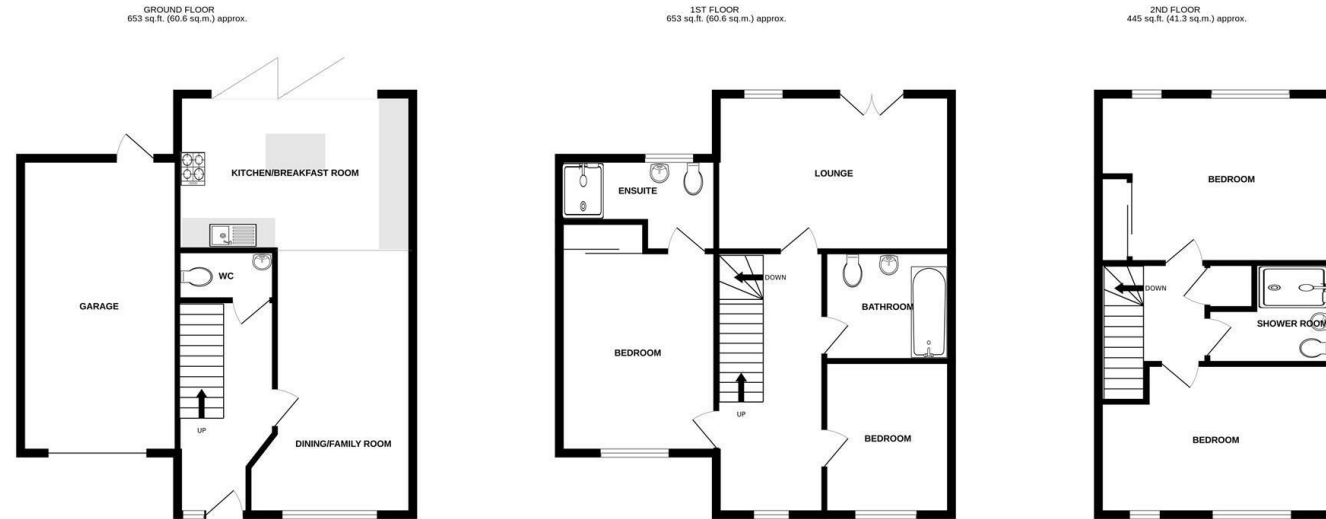


£550,000

A spacious four double bedroom townhouse located in the highly popular "Factory View" development, boasting easy access to an abundance of amenities.

- Townhouse
- Two Reception rooms
- Kitchen/breakfast room
- Four double bedrooms
- En suite shower room
- Family Bathroom
- Shower room
- WC
- Garage
- Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	90
(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 : 1750 sq.ft. (162.6 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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Located in the heart of Taylor Wimpey's highly sought after "Factory View" development, this generously proportioned four double bedroom home offers spacious accommodation of approximately 1760 square foot (163.5 square metres).

Internally the accommodation spans three floors with the ground floor playing host to a welcoming entrance hallway, a versatile family/dining room which leads to a fully fitted kitchen/breakfast room with range of integrated appliances, a centrepiece island and bi-folding doors that lead to the landscaped rear garden. The ground floor further offers a useful WC. To the first floor we find a generous landing with full length picture window, a bright and airy lounge with Juliette balcony overlooking the rear garden, the master bedroom with modern en suite shower room, a further double bedroom and the family bathroom. To the second floor we find two further double bedrooms both boasting ceiling heights exceeding 3m (9.10') in places and with the rear offering panoramic views across neighbouring countryside and onto Kelston Roundhill. The internal accommodation is completed by a modern three piece suite shower room.

Externally both front and rear gardens have been landscaped with ease of maintenance in mind, with the front offering a level lawn and hardstanding driveway that is accessed via a dropped kerb, while the rear again offers a levelled lawn, a patio ideal for entertaining, well stocked flower beds and a stone chipping seating area. The property further benefits from good size garage and the remainder of a NHBC guarantee.

Homes within the "Factory View" development boasts a highly convenient setting in the heart of the "Chocolate Quarter" in close proximity to a range of amenities including a gymnasium and spa, pizzeria and a hairdressers.

Also within reach are several well regarded schools, Keynsham High Street shops and amenities and Keynsham mainline railway station with direct links to London Paddington making this an ideal purchase for some wishing to benefit from an abundance of amenities well remaining in easy reach of open countryside.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.8m x 2.2m narrowing to 1.6m (12'5" x 7'2" narrowing to 5'2")

Obscured double glazed window to front aspect, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

FAMILY/DINING ROOM 4.9m x 2.6m (16'0" x 8'6")

Double glazed window to front aspect, radiators, power points, opening leading to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 4.8m x 3.4m (15'8" x 11'1")

Double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, fully fitted kitchen comprising range of soft close wall and base units with roll top work surfaces, range of integrated appliances including a AEG electric double oven, five ring gas hob with oversized extractor fan over, integrated fridge/freezer, washing machine and dishwasher. Wall mounted gas combination boiler, power points, splashbacks to all wet areas, centrepiece island with integral breakfast bar, tiled flooring throughout.

WC 2.1m x 1m (6'10" x 3'3")

Modern, matching two piece suite comprising wash hand basin with mixer tap over, low level WC, radiator, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.9m x 2.1m narrowing to 1.1m (16'0" x 6'10" narrowing to 3'7")

Double glazed window to front aspect, radiator, power points, stairs rising to second floor landing, doors leading to rooms.

LOUNGE 4.8m x 3.4m (15'8" x 11'1")

Double glazed window to rear aspect overlooking rear garden, double glazed French doors to Juliette balcony overlooking rear garden, radiator, power points.

BEDROOM ONE 4.9m narrowing to 4.1m x 3.2m (16'0" narrowing to 13'5" x 10'5")

Double glazed window to front aspect, radiator, power points, built in double wardrobe, door leading to en suite shower room.

EN SUITE SHOWER ROOM 3.1m x 1.9m narrowing to 1.3m (10'2" x 6'2" narrowing to 4'3")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM FOUR 3m x 2.5m (9'10" x 8'2")

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

BATHROOM 2.6m x 1.9m (8'6" x 6'2")

Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, radiator, extractor fan, tiled splashbacks to all wet areas.

SECOND FLOOR

LANDING 2m x 1.2m (6'6" x 3'11")

Access to loft via hatch, built in storage cupboard housing hot water cylinder, power points, doors leading to rooms.

BEDROOM TWO 4.8m x 3.4m (15'8" x 11'1")

Double glazed windows to rear aspect overlooking rear garden and enjoying far reaching views onto Kelston Roundhill, ceiling heights in places reached in excess of 3m (9'10') built in double wardrobe, radiator, power points.

BEDROOM THREE 4.8m x 2.9m (15'8" x 9'6")

Dual double glazed windows to front aspect, ceiling heights in place reaching in excess of 3m (9'10')

SHOWER ROOM 2m x 1.5m (6'6" x 4'11")

Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with shower off main supply over, radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with shrub boundaries, off street parking accessed via a dropped kerb and leading to garage, path leading to front door.

REAR GARDEN

Pretty rear garden mainly laid to lawn with fenced boundaries, patio, well stocked flower beds, stone chipping seating area, door leading to garage.

GARAGE

Accessed via up and over door and benefitting from pedestrian access to rear garden, boasting power and lighting.

TENURE

This property is freehold. There is an estate charge available ofpayable every 12 months.

AGENT NOTE

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 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.

