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47 School Road, Oldland Common, Bristol, BS30 6PJ



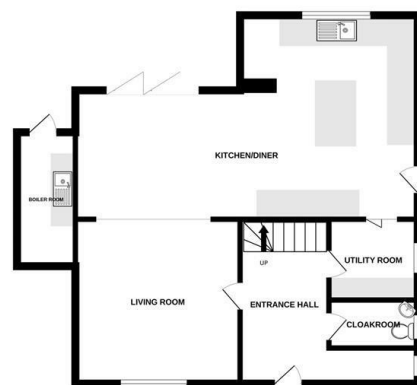
£700,000

An excellently presented four bedroom detached home that has been renovated to a high standard throughout, ideal for upsizing families.

- Detached
- Open plan Living/Dining/Kitchen
- Utility room
- Four bedrooms
- En suite
- Family bathroom
- Double garage
- South facing rear garden
- Sought after location
- Renovated in current ownership

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(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



2ND FLOOR



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 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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47 School Road, Oldland Common, Bristol, BS30 6PJ

Located in a popular location just a short walk from the local primary school, Bristol and Bath railway path and Willsbridge Mill, this four bedroom detached home has been subject to a range of improvements in the current ownership to provide an immaculately presented home well suited to upsizing families.

Internally the ground floor comprises a spacious entrance hallway which provides access to a modern, open plan living / dining / kitchen with a central island, integrated NEFF appliances and bi folding doors to the garden, a useful utility and cloakroom. To the first floor, three well proportioned bedrooms are found, serviced by a stylish four piece suite family bathroom while a good sized master bedroom is presented on the second floor serviced by an ensuite shower room.

Externally the front of the property boasts a vast array of well established evergreen shrubs while the rear is south facing rear garden consisting of a level lawn with a choice of either a patio or laid to slate chippings for al fresco dining and the front The property further benefits from a detached double garage access via a rear lane with space for parking in front of it.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.7m x 3.7m (15'5" x 12'1")

to maximum points. Door access to living room, cloakroom and utility room. Staircase leading to first floor with storage cupboard underneath. Radiator and power points.

LIVING ROOM 4.5m x 3.7m (14'9" x 12'1")

Double glazed window to front aspect, wood burner with stone surround, open access to dining room, radiator and power points.

KITCHEN/DINING ROOM 7.7m x 5.1m (25'3" x 16'8")

to maximum points. Double glazed bi-folding doors to rear garden, composite stable door to side of property, double glazed windows to both rear and side aspect. Matching tall units, wall and base units with wooden worktops over, integrated Bosch ovens, warming tray, and induction hob with extractor over. Matching central island with worktop overhang for breakfast bar use, and an integrated wine cooler. Space for American style fridge/freezer and a dishwasher. Porcelain one and a quarter sink with mixer tap, tiled splashbacks, radiator and power points. Access to utility.

UTILITY 2.3m x 1.5m (7'6" x 4'11")

Double glazed window to side aspect, matching wall and base units with work surface over, tiled splashbacks, radiator and power points.

CLOAKROOM 1.5m x 1.1m (4'11" x 3'7")

Double glazed obscured window to side aspect, corner wash hand basin with mixer tap over, tiled splashbacks and wooden storage unit below. A low level WC, Victorian style radiator and tiled flooring.

FIRST FLOOR

LANDING 4.8m x 2.1m (15'8" x 6'10")

to maximum points. Double glazed window to side aspect, access to first floor rooms, staircase to second floor, bespoke fitted shelving, Victorian style radiator and power points.

BEDROOM TWO 3.7m x 3.7m (12'1" x 12'1")

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

BEDROOM THREE 3.7m x 2.6m (12'1" x 8'6")

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

BEDROOM FOUR 3.6m x 3m (11'9" x 9'10")

to maximum points. Double glazed window to rear aspect, radiator and power points.

BATHROOM 3.7m x 1.7m (12'1" x 5'6")

Double glazed obscured windows to both rear and side aspect, walk in shower with glass panel and rainfall overhead attachment, bath with taps over, double wash hand basins with mixer taps over and storage below and a low level WC with hidden cistern. Tiled flooring and splashbacks to wet areas. Heated towel rail.

SECOND FLOOR

BEDROOM ONE 7.5m x 4m (24'7" x 13'1")

Double glazed window to rear aspect and a Velux window to front aspect. Access to en suite shower room. Storage cupboards in eaves, radiators and power points.

EN SUITE 2.8m x 2.1m (9'2" x 6'10")

Double glazed obscured window to rear aspect, walk in shower cubicle, wash hand basin with mixer tap over and storage below and a low level WC. Tiled splashbacks to wet areas, mirror with touch screen lighting and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Lawn with a range of well established evergreen shrubbery and a concrete stepped pathway leading to front door. Gated side access to rear garden.

REAR GARDEN

Mainly laid to lawn with fenced boundaries and gated access to rear lane. Choice of both a patio or slate chipping area for outdoor seating. Door access to storage space and access to garage. Oil tank.

STORAGE 3m x 1.3m (9'10" x 4'3")

Door to access from garden, work surfaces with a stainless steel sink and mixer tap over. Space and plumbing for washing machine, lighting and boiler.

GARAGE 5.4m x 0.2m (17'8" x 0'7")

Garage door access from rear lane and a single door to garden. Powerpoints.

TENURE

This property is freehold.

AGENT NOTE

Purchasers are to be aware this property is in council tax band E according to www.gov.uk website.

There are covenants on the Register, oil central heating and flat roof on extensions.

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.

