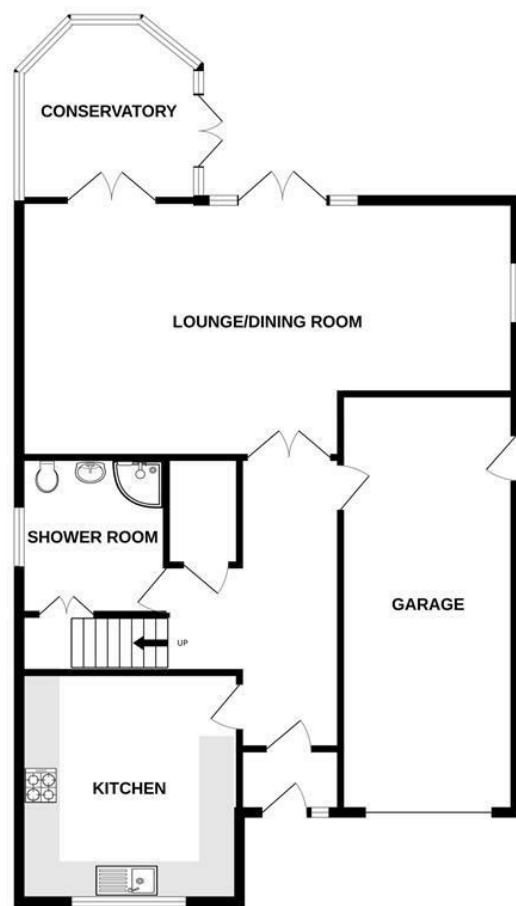


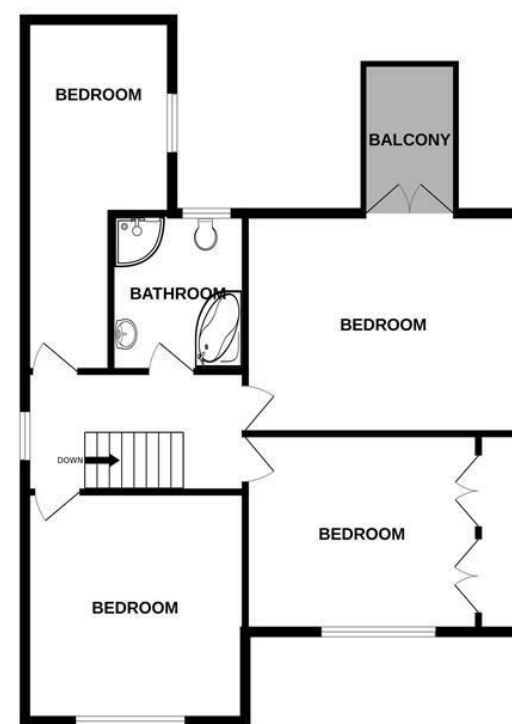
1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
1115 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1922 sq.ft. (178.6 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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28 North Street, Oldland Common, Bristol, BS30 8TR



Guide Price £600,000

A substantial four double bedroom detached property that sits within generous grounds.

- Detached ▪ Period home ▪ Lounge/Dining room ▪ Kitchen/Breakfast room ▪ Conservatory ▪ Ground floor shower room ▪ Four double bedrooms ▪ Family Bathroom ▪ Garage ▪ Generous garden

28 North Street, Oldland Common, Bristol, BS30 8TR

This handsome stone fronted period home has been subject to extensive remodelling and extensions, which create a spacious, versatile home with room sizes associated with a home of this age. The property is located on a popular road within Oldland Common in close proximity to SBL Academy and High Street shops and amenities, while sitting within generous grounds making an ideal purchase for upsizing families.

Internally the ground floor offers a generous lounge/dining room measuring 8.7m (28.6') in width, a conservatory that overlooks the rear garden, a fitted kitchen/breakfast room and a useful shower room. To the first floor, four double bedrooms are found, with the master boasting the bonus of a spacious balcony that overlooks the rear garden. The internal accommodation is completed by a four piece suite bathroom.

Externally the front of the property is mainly laid to block paving that provides off street parking, while the rear is of an extremely generous nature and enjoys a large level lawn, a spacious patio ideal for alfresco dining, a brick built workshop, a greenhouse and selection of well stocked flower beds, shrubs and trees. The property further benefits from an integral garage which offers a potential to convert into further living accommodation if required (subject to obtaining necessary consents).

INTERIOR

GROUND FLOOR

PORCH 1.2m x 1m (3'11" x 3'3")

Obscured glazed window and door into hallway.

HALLWAY 5m x 3.2m narrowing to 1.4m (16'4" x 10'5" narrowing to 4'7")
Radiator, power points, walk in storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE/DINING ROOM 8.7m x 4.6m narrowing to 3.3m (28'6" x 15'1" narrowing to 10'9")

Dual aspect double glazed windows to rear and side aspects, double glazed French doors to rear aspect overlooking and providing access to rear garden, glazed French doors leading conservatory, feature electric fireplace, radiator, power points.

CONSERVATORY 3.1m x 3.1m (10'2" x 10'2")

to maximum points, triple aspect double glazed windows to rear and side aspects, double glazed French doors to side aspect leading to rear garden, radiator, power points.

KITCHEN/BREAKFAST ROOM 3.9m x 3.9m (12'9" x 12'9")

Double glazed window to front aspect, kitchen comprising range of soft close wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances including double electric Bosch oven, four ring electric hob with stainless steel extractor fan over, fridge/freezer and dishwasher. Power points, tiled splashbacks to all wet areas, radiator, ample space for family sized dining table.

SHOWER ROOM 2.7m x 2.5m (8'10" x 8'2")

Obscured double glazed window to side aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, walk in shower cubicle with dual head shower off mains supply over, heated towel rail, radiator, tiled splashbacks to all wet areas, built in storage cupboard with space and plumbing for washing machine.

FIRST FLOOR

LANDING 4.1m x 2.9m (13'5" x 9'6")

Obscured double glazed window to side aspect, access to loft via hatch, power points, doors leading to rooms.

BEDROOM ONE 4.4m x 3.7m (14'5" x 12'1")

Double glazed windows and French doors to rear aspect overlooking rear garden and providing access to balcony, radiator, power points.

BALCONY

Delightful raised outside space enjoying uninterrupted views of the rear garden and surrounding area.

BEDROOM TWO 3.8m x 3.7m (12'5" x 12'1")

Double glazed window to front aspect, period style fireplace, radiator, power points.

BEDROOM THREE 4.4m x 3.1m (14'5" x 10'2")

Double glazed window to front aspect, two built in double wardrobes, radiator, power points.

BEDROOM FOUR 6.2m x 2.5m (20'4" x 8'2")

to maximum points. Double glazed window to side aspect, radiators, power points.

BATHROOM 2.8m x 2.3m (9'2" x 7'6")

to maximum points. Obscured double glazed window to rear aspect, matching four piece suite comprising wash hand basin with mixer tap over, low level WC, panelled corner bath with mixer tap and shower attachment over, walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

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

REAR GARDEN

Generous rear garden mainly laid to lawn with wall and shrub boundaries, spacious patio ideal for entertaining, selection of well stocked flower beds, small shrubs and trees, brick built workshop, greenhouse.

GARAGE 7.1m x 2.9m (23'3" x 9'6")

Access via up and over door and with integral access from the hallway. Double glazed door to side aspect leading to rear garden, benefitting from power, lighting and ample storage.

TENURE

This property is freehold.

AGENT NOTE

The property is in a coal mining area for which it is recommended a mining report is obtained. This property is in council tax band F 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.

