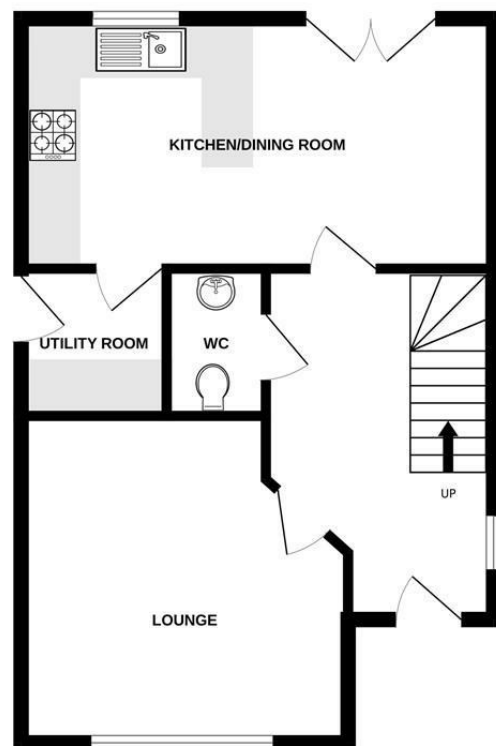


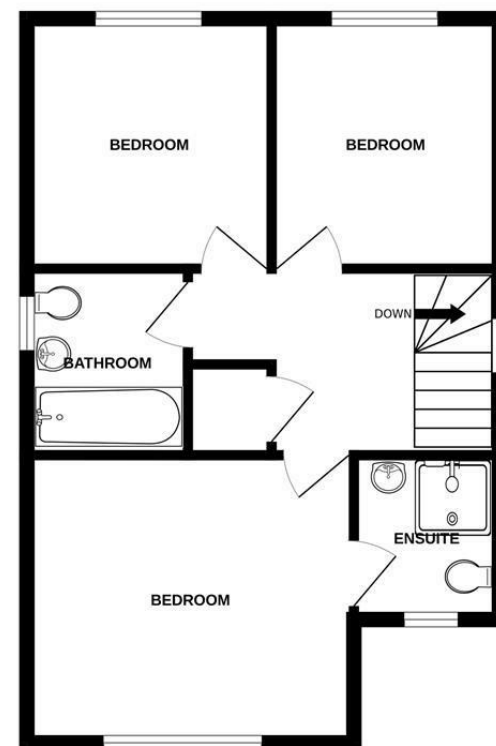
1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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		

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 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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£425,000

An attractive three double bedroom detached home located on a popular modern development.

- Detached
- Lounge
- Kitchen/Dining room
- Utility room
- WC
- Three double bedrooms
- En suite shower room
- Bathroom
- Landscaped garden
- Garage

38 Aesop Drive, Keynsham, Bristol, BS31 2GP

A fine example of an attractive stone fronted three double bedroom detached home that is located in a popular development. The home has been subject to a selection of improvements and enhancements and offers modern accommodation throughout well suited to upsizing families.

Internally the ground floor consists of a bright and airy entrance hallway which leads to a lounge and a fitted kitchen/dining room with several integrated appliances, Quartz work surfaces with direct access to the rear garden. The ground floor further benefits from a utility room and a separate WC. To the first floor the home benefits from a roomy landing which leads to the three double bedrooms. The master bedroom enjoys the added luxury of an en suite shower room, while a contemporary three piece bathroom services the remaining bedrooms.

Externally both front and rear gardens have been landscaped for ease of maintenance in mind, with the rear being of a sunny southerly aspect and enjoying a level lawn, pretty well stocked flower beds and a generous patio ideal for entertaining. The property further benefits from a garage located adjacent to the rear garden and a driveway for two vehicles.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4m x 2.2m narrowing to 1.5m (13'1" x 7'2" narrowing to 4'11")

Double glazed window to side aspect, understairs storage cupboard, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4m x 3.7m (13'1" x 12'1")

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

KITCHEN/DINING ROOM 5.5m x 2.9m (18'0" x 9'6")

Double glazed window to rear aspect overlooking rear garden, double glazed French doors to rear aspect overlooking and providing access to rear garden. Kitchen comprising range of soft close wall and base units with Quartz work surfaces, bowl and a third inset sink with mixer tap over, integrated electric oven with four ring gas hob and stainless steel extractor fan over, integrated dishwasher, space and power for upright fridge/freezer, power points, breakfast bar, splashbacks to all wet areas. Dining area offering ample space for family sized dining table, radiator, power points.

UTILITY ROOM 1.7m x 1.7m (5'6" x 5'6")

Double glazed door to side aspect leading to rear garden, built in pantry cupboard, low level base unit with roll top work surface over, space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, radiator, extractor fan, splashbacks to all wet areas,

WC 1.7m x 0.9m (5'6" x 2'11")

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

FIRST FLOOR

LANDING 2.4m x 2.1m (7'10" x 6'10")

Double glazed window to side aspect, access to loft via hatch, built in storage cupboard, power points, doors leading to rooms.

BEDROOM ONE 4m narrowing to 3.7m x 3.3m (13'1" narrowing to 12'1" x 10'9")

Double glazed window to front aspect, radiator, power points. Door leading to en suite shower room.

EN SUITE SHOWER ROOM 1.8m x 1.8m (5'10" x 5'10")

Obscured double glazed window to front aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, 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 3m x 2.9m (9'10" x 9'6")

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

BEDROOM THREE 3m x 2.7m (9'10" x 8'10")

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

BATHROOM 2.1m x 1.7m (6'10" x 5'6")

Obscured double glazed window to side aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and electric shower over, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden with walled boundaries and path leading to front door.

REAR GARDEN

Landscaped rear garden to a sunny, southerly aspect, mainly laid to lawn with wall and fenced boundaries, generous patio ideal for entertaining, well stocked flower beds, gated path leading to front garden, path leading to garage.

GARAGE

Single garage located at the rear of the garden accessed via up and over door and with pedestrian access to rear garden, benefitting from power and lighting.

OFF STREET PARKING

Allocated off street parking for two vehicles.

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. There is an estate charge of approximately £136.00 per annum. The property has the benefit of mains electricity, gas central heating, mains water and sewerage in addition to Broadband which is supplied exclusively by Fibrenest.

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.

