

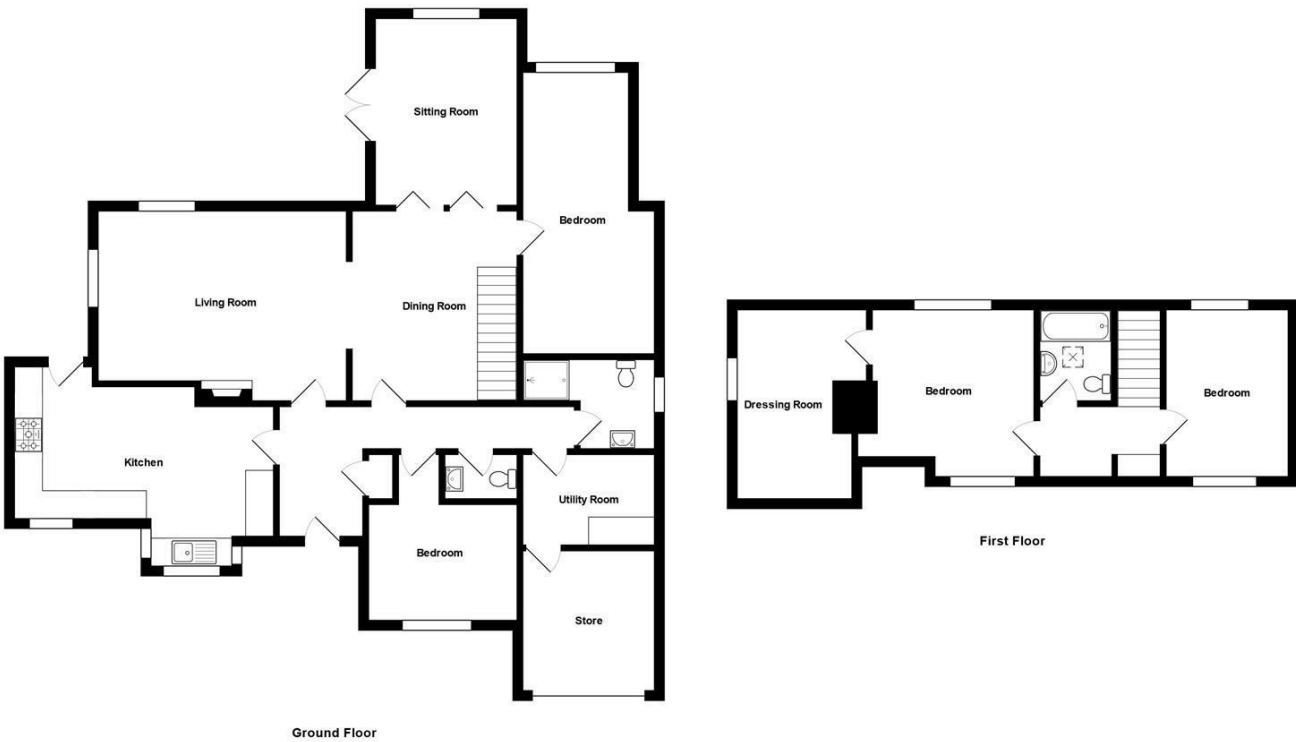
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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24 Oakfield Road, Keynsham, Bristol, BS31 1JH



Total Area: 167.6 m² ... 1804 ft² (excluding store)
All measurements are approximate and for display purposes only.



Offers In Excess Of £725,000

A substantial four double bedroom dormer bungalow located in a quiet cul de sac setting.

- Detached ▪ Bungalow ▪ Three Reception rooms ▪ Kitchen/Breakfast room ▪ Utility room ▪ Ground floor shower room ▪ Four double bedrooms ▪ First floor bathroom ▪ Off street parking ▪ Landscaped gardens

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24 Oakfield Road, Keynsham, Bristol, BS31 1JH

Boasting a generous corner plot in a highly sought after cul de sac of similar style properties, this sympathetically extended four double bedroom dormer bungalow offers spacious and excellently presented accommodation suitable to both upsizing families and those downsizing who wish to own a home that can be enjoyed on the ground floor only, if so desired.

Externally the majority of the accommodation is arranged on the ground floor and can be solely enjoyed on this basis or by utilising both floors as the current owners do. The ground floor comprises of a roomy entrance hallway. A generous lounge which leads to a separate dining room and from here onto a family room that accesses the rear garden in addition to one of two ground floor bedrooms. The ground floor further offers a fully fitted kitchen/dining room, a useful utility room, a guest cloakroom and a further double bedroom that is serviced by a contemporary three piece shower room. To the first floor two further double bedrooms are found, both of which boasts wonderful dual aspect views across to Kelston Roundhill and the 'Valley of the River Chew'. The larger of the two bedrooms enjoys the additional luxury of a walk in dressing room and both bedrooms are serviced by a modern three piece suite bathroom.

Externally the spacious plot has been landscaped with ease of maintenance in mind, with the front enjoying a generous block paved driveway that is accessed via a dropped kerb which is complimented by a level lawn and walled boundaries. To the rear a further level garden is found which enjoys a good sized lawn, two generous patios ideal for al fresco dining which are complimented by two composite decks, one of which is fully covered and benefits from power ideal for an external television, making it a great entertaining space. The rear garden further benefits from three timber sheds, and well stocked flower beds.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 6.5m narrowing to 1.9m x 2.9m (21'3" narrowing to 6'2" x 9'6")
Obscured double glazed window to front aspect, built in storage cupboard, radiators, power points. Doors leading to rooms.

LOUNGE 5.5m x 4m (18'0" x 13'1")
Dual aspect double glazed windows to front and side aspects overlooking rear garden, radiator, power points, feature gas fireplace with stone surround, opening leading to dining room.

DINING ROOM 3.8m x 3.3m (12'5" x 10'9")
Radiator, power points, stairs rising to first floor landing, door leading to bedroom and bi-folding doors leading to family room.

FAMILY ROOM 4m x 3.5m (13'1" x 11'5")
Dual aspect double glazed windows to rear and side aspects, double glazed French doors to side aspect leading to rear garden, radiator, power points.

KITCHEN 5.8m x 3.5m narrowing to 2.9m (19'0" x 11'5" narrowing to 9'6")
Dual double glazed velux style window to roofline, double glazed windows to front aspect, high quality kitchen comprising range of soft close wall and base units with roll top work surfaces, wash hand basin with mixer tap over, integrated electric oven with five ring gas hob over and stainless steel extractor fan over, integrated fridge, freezer, dishwasher and washing machine. Breakfast bar, radiator, power points, ample space for family sized dining table, splashbacks to all wet areas.

UTILITY ROOM 2.5m x 2m (8'2" x 6'6")
Range of matching wall and base units with roll top work surfaces, wall mounted gas combination boiler, space and plumbing for tumble dryer, space and power for upright fridge/freezer, radiator, power points, door providing access to partially converted garage.

BEDROOM ONE 5.9m x 2.7m narrowing to 2.1m (19'4" x 8'10" narrowing to 6'10")
Dual aspect double glazed windows to rear and side aspects, radiators, power points.

BEDROOM FOUR 3.5m x 2.6m (11'5" x 8'6")
Double glazed window to front aspect, radiator, power points.

SHOWER ROOM 2.5m x 2.1m (8'2" x 6'10")
to maximum points. Obscured double glazed window to side aspect, luxury three piece suite comprising wash hand basin with waterfall mixer tap over, low level WC and walk in shower cubicle with dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

WC 1.8m x 0.9m (5'10" x 2'11")
Modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC, tiled splashbacks to all wet areas.

GARAGE/STORE 3.2m x 3.1m (10'5" x 10'2")
Partially converted garage. Accessed via electrically operated roller shutter door with obscured double glazed door to side aspect and internal access to utility room. Benefitting from power, lighting and ample storage.

FIRST FLOOR

LANDING 2.7m x 1.4m (restricted head height in places) (8'10" x 4'7" (restricted head height in places))
Storage to eaves, doors leading to rooms.

BEDROOM TWO 3.58m x 3.48m (restricted head heights in places) (11'8" x 11'5" (restricted head heights in places))
Dual aspect double glazed windows to front and rear aspects enjoying far reaching views across to Kelston Roundhill in one direction and the 'Valley of the River Chew' to the other. Storage to eaves, radiator, power points, door leading to walk in dressing room.

WALK IN DRESSING ROOM 3.5m x 2.9m (restricted head heights in places) (11'5" x 9'6" (restricted head heights in places))
Double glazed window to side aspect, radiator, power points, ample storage.

BEDROOM THREE 3.9m x 2.7m (restricted head heights in places) (12'9" x 8'10" (restricted head heights in places))
Dual aspect double glazed windows to front and side aspects enjoying far reaching views from both windows, radiator, power points, storage to eaves.

BATHROOM 2m x 1.5m (restricted head height in places) (6'6" x 4'11" (restricted head height in places))
Double glazed velux style window to roofline, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to a large block paved driveway that is accessed via a dropped kerb, level lawn, walled boundaries, path leading to front door, gated path to rear garden.

REAR GARDEN

Level rear garden thats landscaped with ease of maintenance in mind, benefitting from a lawn, two generous patios and a raised composite deck ideal for al fresco dining and entertaining in additional to a secondary raised composite deck that is fully covered and benefits from power for an external television. The garden additionally offers a selection of well stocked flower beds and three timber sheds.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band F according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bath and North East somerset.
Services: All services connected.
Broadband speed: Ultrafast 1000mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

