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24 Scott Walk, Bridgegate, Bristol, BS30 5WB



£475,000

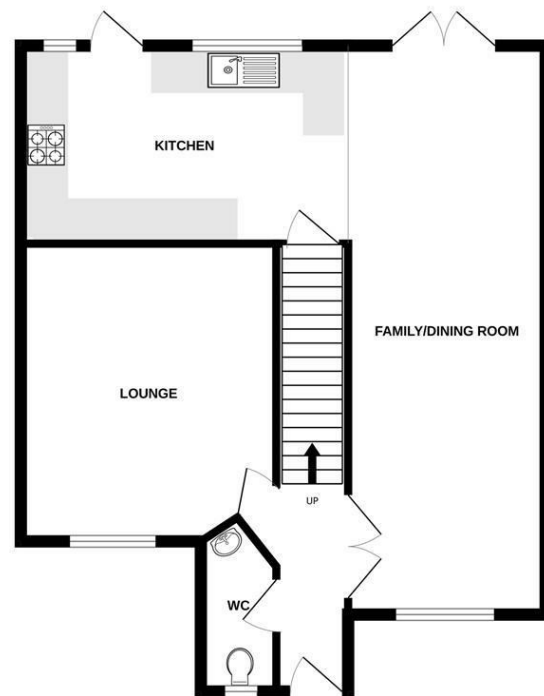
A modern, sympathetically extended four bedroom semi detached home located in a tucked away position.

- Semi detached
- Lounge
- Family/Dining room
- Kitchen
- WC
- Four bedrooms
- Two en suites
- Family Shower room
- Garage
- Complete onward chain



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		71	
(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
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 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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24 Scott Walk, Bridgegate, Bristol, BS30 5WB

An excellently presented and sympathetically extended four bedroom semi detached home that boasts a secluded, tucked away setting within a popular development. Internally the home offers modern accommodation throughout that has been enhanced by a two storey side extension which creates a delightful and versatile space. The ground floor consists of a formal lounge, a full length family/dining room and a high quality kitchen. The ground floor further offers a useful WC. To the first floor, four bedrooms are found (three doubles, one single) with both the master and second bedroom boasting separate en suites. The remaining two bedrooms are serviced by a contemporary family shower room.

Externally the property is situated at the end of a residential cul de sac across a private lane (this home has right of access across but no maintenance responsibility) which leads to low maintenance front garden, two off street parking spaces and a single garage. To the rear a landscaped garden is found which boasts a generous patio, a level lawn and a raised decked seating area with pergola over. The garden further benefits from fenced boundaries and well stocked flower beds.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Radiator, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.3m x 3.8m (14'1" x 12'5")

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

FAMILY/DINING ROOM 8.3m x 2.9m (27'2" x 9'6")

Double glazed window to front aspect, double glazed French doors to rear aspect overlooking and providing access to rear garden, radiator, power points, opening leading to kitchen.

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

Double glazed windows to rear aspect overlooking rear garden, double glazed door to rear aspect leading to rear garden. Quality kitchen comprising range of matching wall and base units with granite work surfaces over, inset bowl and a quarter sink with mixer tap over, integrated double electric Neff oven with four ring induction hob and glass and stainless steel extractor fan over, space and plumbing for washing machine, dishwasher and tumble dryer, space and water supply for upright fridge/freezer. Inset breakfast bar, power points, granite splashbacks to all wet areas, underfloor heating, understairs pantry, storage cupboard.

WC

Obscured double glazed window to front aspect, matching two piece suite comprising wash hand basin, low level WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING

Accessed to loft via pull down ladder, two built in storage cupboards (one housing gas combination boiler). Doors to rooms.

BEDROOM ONE 4.5m x 2.8m (14'9" x 9'2")

Double glazed window to front aspect overlooking adjoining green space, an array of built in wardrobes and cupboards, radiator, power points. Door leading to en suite bathroom.

EN SUITE BATHROOM 2.8m x 1.9m (9'2" x 6'2")

Obscured double glazed window to rear aspect, luxury four piece suite bathroom comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap and shower attachment over, walk in shower cubicle with dual head shower off mains supply over, heated towel rail, underfloor heating, tiled splashbacks to all wet areas.

BEDROOM TWO 3.1m x 2.8m (10'2" x 9'2")

Double glazed window to front aspect overlooking neighbouring green space, built in wardrobe and cupboards, radiator, power points, door to en suite shower room.

EN SUITE SHOWER ROOM

Matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, walk in shower cubicle with shower off mains supply over, extractor fan, tiled splashbacks to all wet areas.

BEDROOM THREE 3.2m x 2.9m (10'5" x 9'6")

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

BEDROOM FOUR 2.3m x 2.1m (7'6" x 6'10")

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

FAMILY SHOWER ROOM 1.9m x 1.7m (6'2" x 5'6")

Obscured double glazed window to front aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Accessed via neighbouring property's lane (this home has rights of access across and no maintenance responsibilities) which leads to an off street parking space and in turn the garage. From the parking a low maintenance path leads to the front door.

GARAGE

Single garage located close to the front of property, accessed via electrically operated roller shutter door, benefitting from power and lighting.

REAR GARDEN

Landscaped rear garden mainly laid to lawn with fenced boundaries, generous patio ideal for entertaining, raised deck seating area with pergola over, well stocked flower beds.

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 D 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.

