
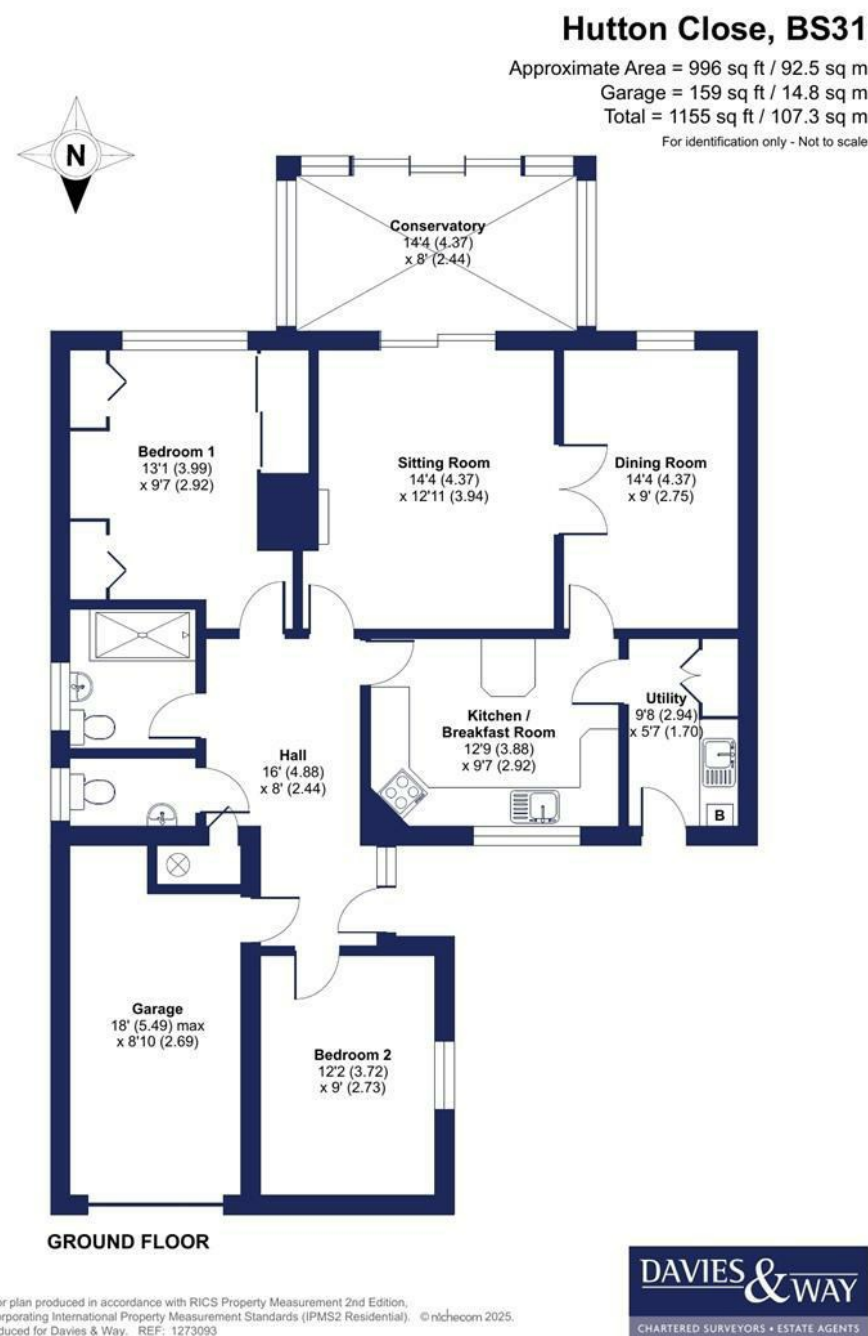


| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>82</b>   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>69</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| England & Wales                             | EU Directive<br>2002/91/EC |  |



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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11 Hutton Close, Keynsham, Bristol, BS31 1XW



£430,000

A well presented two double bedroom detached bungalow that's offered to the market with no onward chain.

- Detached ▪ Bungalow ▪ Lounge ▪ Dining room ▪ Conservatory ▪ Kitchen/breakfast room ▪ Utility room ▪ Two double bedrooms ▪ Bathroom ▪ No onward chain





# 11 Hutton Close, Keynsham, Bristol, BS31 1XW

Situated in a peaceful cul-de-sac, this spacious two bedroom detached bungalow boasts a delightful south-westerly facing rear garden. Offering the footprint of a typical three bedroom bungalow, it provides generous accommodation throughout.

Designed for easy, single-level living, this home is ideal for downsizers or those with mobility needs. The accommodation comprises a welcoming entrance hallway extending to 4.9m (16'0"), two interlinking reception rooms, a well-equipped kitchen/breakfast room, and a useful utility room. A bright conservatory overlooks the picturesque rear garden, adding to the charm of the living space. The property also features two double bedrooms, a modern bathroom, and a separate WC.

The landscaped gardens have been designed for low maintenance. The front is primarily laid to block paving, providing off-street parking and access to a single garage. The sunny, south-westerly facing rear garden features a lawn, a wraparound patio, fenced boundaries, and raised flower beds making it perfect for relaxation and outdoor enjoyment.

## INTERIOR

### GROUND FLOOR

**ENTRANCE HALLWAY 4.9m x 2.4m narrowing to 1.8m (16'0" x 7'10" narrowing to 5'10" )**

Built in storage cupboard housing hot water cylinder, radiator, doors leading to rooms.

**RECEPTION ONE 4.4m x 3.9m (14'5" x 12'9" )**

Double glazed patio doors to rear aspect overlooking and providing access to conservatory, radiator, power points, gas flame effect fire with stone mantle, double doors leading to Reception two.

**CONSERVATORY 4.4m x 2.5m (14'5" x 8'2" )**

Double glazed windows to rear and side aspects and double glazed sliding doors to rear aspect overlooking and providing access to rear garden, radiator, power points.

**RECEPTION TWO 4.4m x 2.8m (14'5" x 9'2" )**

Double glazed window to rear aspect overlooking rear garden, radiator, power points, door leading to kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM 4m x 3.1m (13'1" x 10'2" )**

Double glazed window to front aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated electric oven with four ring gas hob and extractor fan over, built in breakfast table, radiator, power points, tiled splashbacks to all wet areas, door leading to utility room.

**UTILITY ROOM 3m x 1.7m (9'10" x 5'6" )**

Obscured double glazed door to front aspect, range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and plumbing for washing machine and space for low level fridge, wall mounted gas boiler, radiator, power points, tiled splashbacks to all wet areas.

**BEDROOM ONE 4.1m x 3.4m (13'5" x 11'1" )**

Double glazed window to rear aspect overlooking rear garden, an array of built in wardrobes, radiator, power points.

**BEDROOM TWO 3.7m x 2.8m (12'1" x 9'2" )**

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

**BATHROOM 2.2m x 2.2m (7'2" x 7'2" )**

Obscured double glazed window to side aspect, matching three

piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with shower off mains supply over, radiator, tiled splashbacks to all wet areas.

**WC 2m x 1.1m (6'6" x 3'7" )**

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

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving that's accessed via a dropped kerb and provides off street parking, walled boundaries, raised flower beds, gated path leading to rear garden, access to garage and path leading to front door.

### REAR GARDEN

Pretty secluded rear garden to a sunny, south westerly facing aspect, mainly laid to lawn with fenced boundaries, well stocked flower beds, wrap around patio, secluded seating area, timber shed and greenhouse.

**GARAGE 5m x 2.7m (16'4" x 8'10" )**

Accessed via electrically operated up and over door and enjoying integral access to hallway, benefitting from power and lighting.

## TENURE

This property is freehold

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is E. 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

There are historic covenants on the property.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

