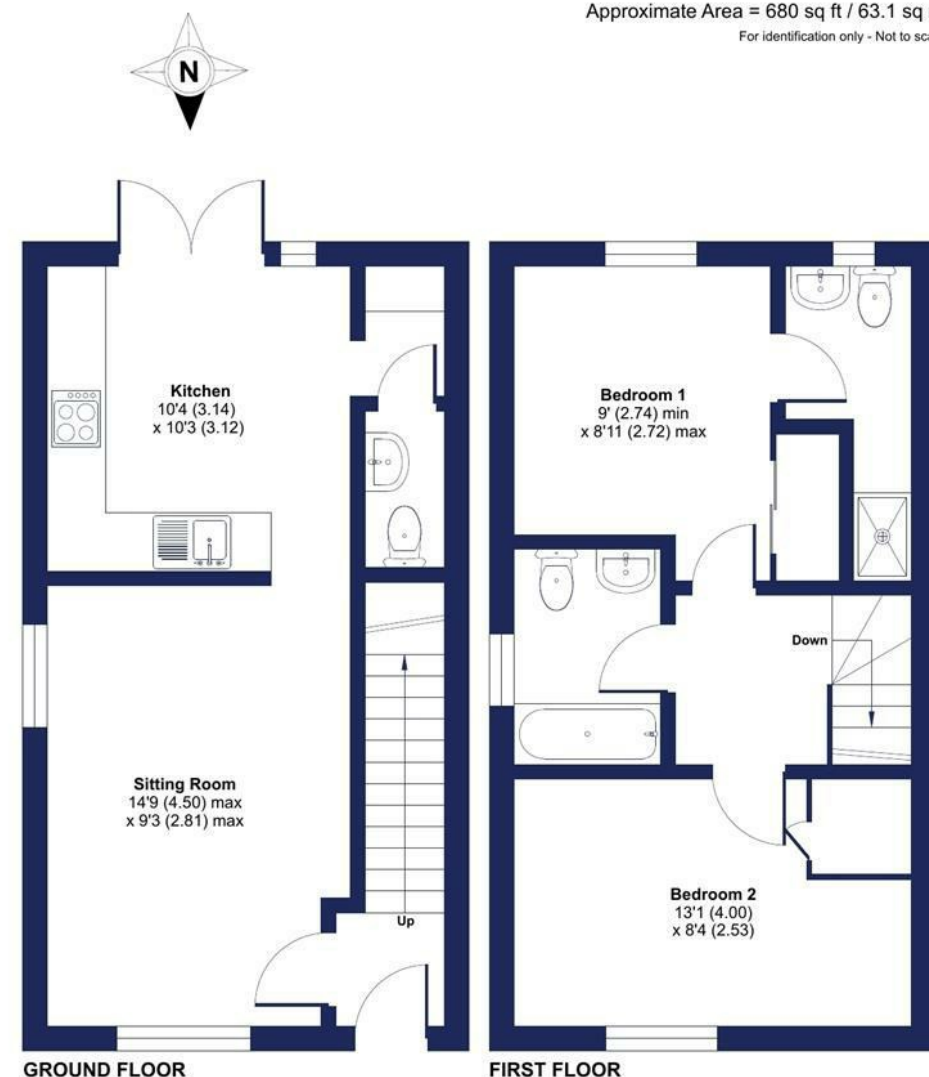


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>97</b> |
| (81-91) <b>B</b>                            | <b>83</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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 2002/91/EC |           |

## Alcina Way, Keynsham, Bristol, BS31

Approximate Area = 680 sq ft / 63.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1294067



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11 Alcina Way, Keynsham, Bristol, BS31 2TL



£325,000

A modern two double bedroom semi detached home located in a tucked away position ideally suited to both first time buyers and those downsizing.

- Semi detached
- Lounge
- Kitchen/Breakfast room
- Utility room
- WC
- Two double bedrooms
- En suite shower room
- Family bathroom
- Parking
- Gardens



# 11 Alcina Way, Keynsham, Bristol, BS31 2TL

An excellent example of a modern two double bedroom semi-detached home, set in a secluded cul-de-sac within a highly sought-after development. This property is ideal for first time buyers and downsizers alike, offering low-maintenance, energy-efficient living.

Internally, the ground floor comprises an entrance hallway, a spacious lounge, and a contemporary kitchen/breakfast room featuring a range of integrated appliances and direct access to the landscaped rear garden. A utility room is accessed via the kitchen, along with a convenient WC. Upstairs there are two well proportioned double bedrooms, including a master with a luxurious en-suite shower room, as well as a high-quality family bathroom.

Outside, the front and rear gardens have been thoughtfully landscaped for easy maintenance. The front is laid mainly to stone chippings, while the rear features a level artificial lawn and a generous patio - perfect for outdoor entertaining. Additional benefits include off-street parking for two vehicles, accessed via a dropped kerb.

## INTERIOR

### GROUND FLOOR

**ENTRANCE HALLWAY 1.4m x 1.3m (4'7" x 4'3" )**  
Radiator, stairs rising to first floor landing, door leading to lounge.

**LOUNGE 4.5m x 3.5m (14'9" x 11'5" )**  
Double glazed window to front aspect, radiator, power points, understairs storage cupboard, opening leading to kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM 3.3m x 3m (10'9" x 9'10" )**  
Dual double glazed windows and double glazed French doors overlooking and providing access to rear garden. Kitchen comprising range of soft close wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated electric oven, four ring electric hob with stainless steel extractor fan over, integrated fridge, freezer and dishwasher, power points, splashbacks to all wet areas, radiator. Ample space for family sized breakfast table, opening leading to utility room.

**UTILITY ROOM 1.7m x 1m (5'6" x 3'3" )**  
Range of matching wall and base units with roll top work surfaces, space and plumbing for washing machine, wall mounted gas combination boiler, power points, opening leading to WC.

**WC 1.7m x 1m (5'6" x 3'3")**  
Modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC, radiator, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

**LANDING 1.9m x 1.4m (6'2" x 4'7" )**  
Access to loft via hatch. Doors leading to rooms.

**BEDROOM ONE 3m x 2.7m (9'10" x 8'10" )**  
Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points, door leading to en suite shower room.

**EN SUITE SHOWER ROOM 3m narrowing to 1.8m x 1.5m (9'10" narrowing to 5'10" x 4'11" )**  
Obscured double glazed window to rear aspect. Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with shower off mains supply over, radiator, extractor fan, tiled splashbacks to all wet areas.

**BEDROOM TWO 4.3m narrowing to 3.2m x 2.6m (14'1" narrowing to 10'5" x 8'6" )**  
Double glazed window to front aspect, radiator, power points, built in storage cupboard.

**BATHROOM 2.2m x 1.8m (7'2" x 5'10" )**  
Obscured double glazed window to side aspect, contemporary three piece suite, comprising wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

## EXTERIOR

**FRONT OF PROPERTY**  
Low maintenance front garden mainly laid to stone chippings, path leading to front door.

**REAR GARDEN**  
Landscaped rear garden mainly laid to artificial lawn that's complimented by a generous patio, timber shed, gated access to side of property.

**OFF STREET PARKING**  
Allocated off street parking for several vehicles, located at the side of the house that's accessed via a dropped kerb.

**TENURE**  
This property is freehold. There is an annual estate charge payable of £14 per month (£168 annually).

**COUNCIL TAX**  
Prospective purchasers are to be aware that this property is in council tax band B 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 1800mbps (Source - Ofcom).  
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

