



51 ST LADOC ROAD  
KEYNSHAM  
BRISTOL  
BS31 2DR  
OFFERS OVER £400,000



**Offered to the market to an exceptional standard. This charming, terraced home has been sympathetically upgraded by the current owners and now presents as a stunning period property.**

The accommodation has been extended over the years with the ground floor in particular offering more space than one would normally find in similar homes. The true wow factor of the home is this open plan family room or entertaining space, positioned to the rear of the property, taking advantage of the full width extension. The room is bathed in natural light via the glazed lantern skylight with further bay window and stable door opening onto the rear garden. Within this room, a comfortable sitting room provides a handy second living room. A dining area sits proudly under the lantern roof and offers more than enough space for a good sized table and chairs. The replaced kitchen comprises numerous built in wall and base units and a good amount of work surfaces, including a fitted island with breakfast bar seating under. The formal lounge can be found to the front of the property. elegant in nature and benefitting an elevated ceiling height, beautiful feature fireplace and a large bay window overlooking the front garden. A downstairs cloakroom has been created, a modern, much needed extra for any home. All of which is accessed via a welcoming hallway with entrance door and matching double glazed, sliding panel windows.

To the first floor can be found three bedrooms all of which are generously sized. The two largest bedrooms are impressive double rooms with both now including fitted wardrobes within the chimney recesses. Completing this wonderful home is the bathroom, of which comprises a modern and replaced, three piece white suite.

Externally the property is set within a good plot. To the front aspect, the property is set back from the road allowing for a front garden and a block paved driveway, providing off street parking. A private and mature rear garden benefits pedestrian access to the rear.

Positioned within this popular residential location in Keynsham, the area attracts both families and professional couples alike. The short walk to Keynsham train station is attractive for many commuters looking for easy access to both Bath & Bristol, whilst the bustling high street will appeal to any buyer looking for shops and cafes on their doorstep.





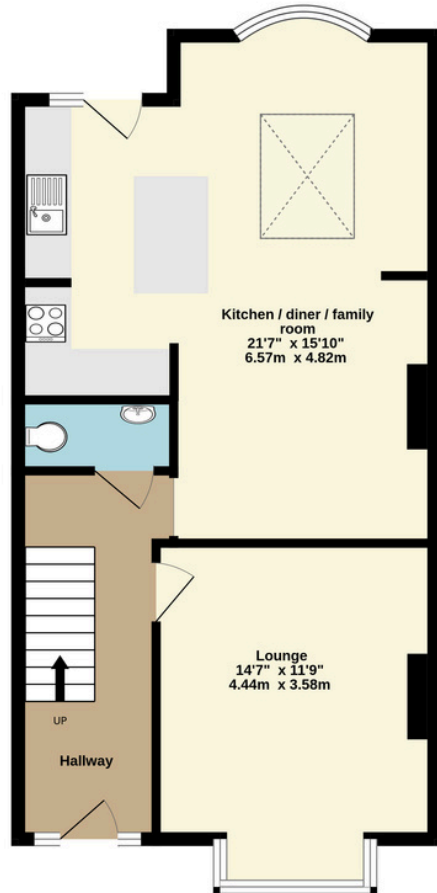




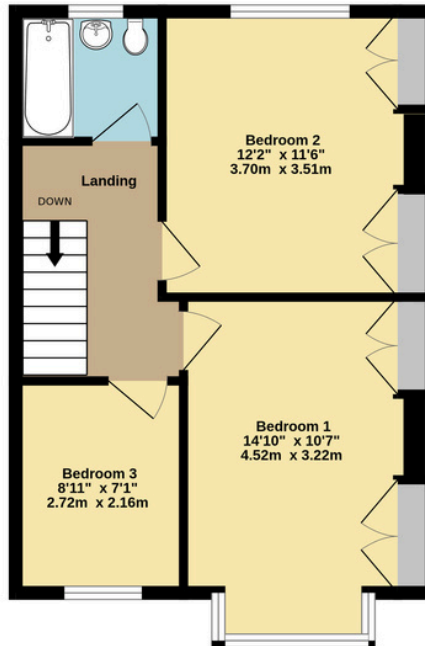




Ground Floor  
594 sq.ft. (55.1 sq.m.) approx.



1st Floor  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.4 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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