



8 ALEXANDER ROAD
KEYNSHAM
BRISTOL
BS31 2TB
£450,000

Constructed circa 2019 by Messrs 'Bloor Homes', can be found this spacious, four bedroom property This popular design is larger than similar homes on site, boasting numerous benefits and impressive room proportions across all three floors.

Located on the fringes of rolling countryside, yet only a short drive to Keynsham high street and train station, this terraced home makes for the perfect family home. Public transport link are easily accessible with the nearest bus stop only a moments walk from the property. Views of the stunning open countryside can be found to the front, westerly aspect, whilst community woodland and lovely, peaceful walks can be found to the rear of the development, towards Keynsham.

Externally the property benefits a pedestrian only frontage, whilst to the rear a surprisingly large garden is private in nature and landscaped to offer an easy maintenance area to enjoy. Rear pedestrian access leads to the single garage and driveway providing off street parking for two vehicles, Further on street is readily available.

Internally the ground floor is of an open plan layout. Double doors from the lounge to the impressive kitchen/diner can be utilised to separate these two areas, however if the large open plan entertaining space is sought, then this style of home is perfect. The lounge can be found overlooking the front aspect, accessed from the entrance hallway, where the stairs to the first floor can be found. The stunning kitchen/diner can be found with views and direct access to the rear garden. Natural light is plentiful with the wonderful addition of two 'Velux' windows working alongside the 'French' doors and floor to ceiling side panel windows. The kitchen comprises a large number of fitted wall and base units with a selection of fitted appliances. Practical touches include a cloakroom and utility room, with space and plumbing for further appliances.

A stunning gallery landing, light and airy with double window to the front aspect provides access to bedroom two and three, both of which are double in proportion. The main family bathroom serves both bedrooms and comprises a four piece white suite. The principle bedroom suite can be found to the top floor. A real wow factor with these homes with vaulted ceilings, stunning views and an impressively vast amount of space to enjoy. Adjacent to the ensuite shower room a handy space, designed for use as a dressing area only adds to the appeal of this bedroom.

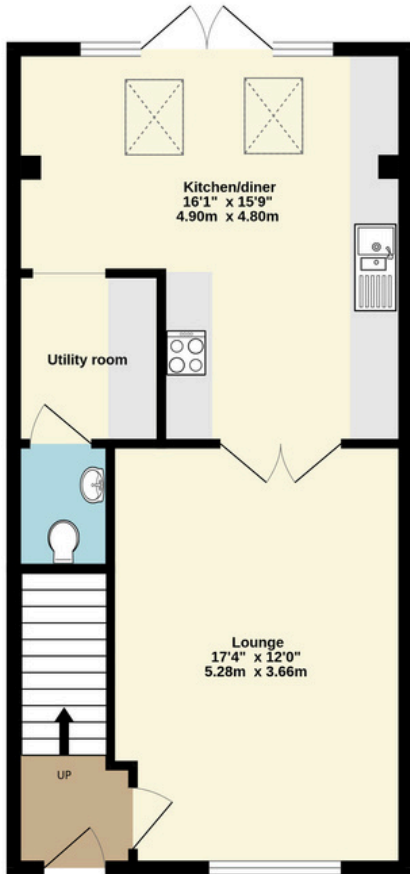
The property is offered for sale in an immaculate order, having been looked after by our seller since new. An internal viewing is highly recommended to appreciate all that this modern home has to offer.



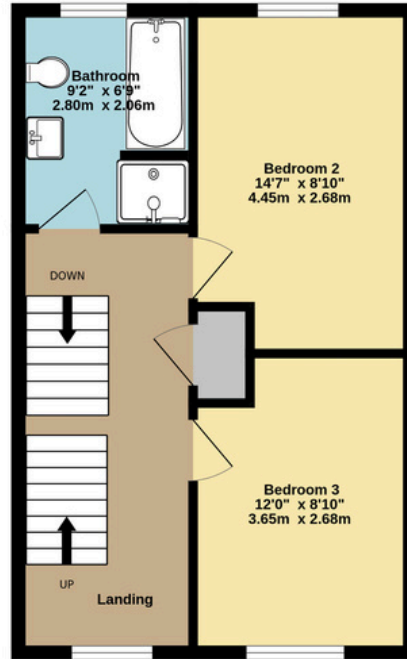




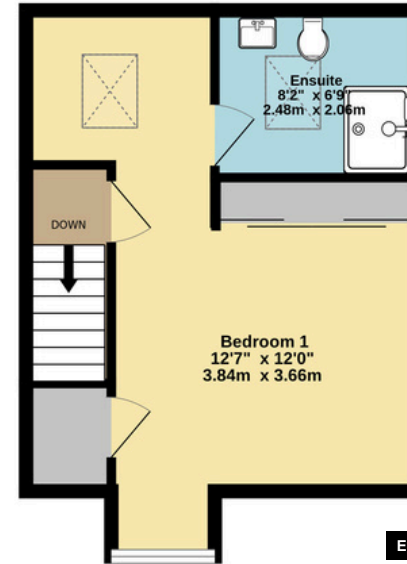
Ground Floor
533 sq.ft. (49.6 sq.m.) approx.



1st Floor
419 sq.ft. (38.9 sq.m.) approx.



2nd Floor
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.7 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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Energy performance certificate (EPC)

8, Alexander Road Kingsdown BRISTOL BS31 2TB	Energy rating B	Valid until: 19 November 2029 Certificate number: 8561-7039-6159-1759-7992
Property type	Mid-terrace house	
Total floor area	118 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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