



Connells

Gaston Avenue
Keynsham BRISTOL



Property Description

A beautifully presented 1930's style semi detached house that has been extended and is deceptively spacious. To the ground floor there is an entrance porch, entrance hall, spacious lounge/dining room, modern style kitchen/breakfast room with integrated appliances, bedroom four/study and a downstairs cloakroom. To the first floor there are three good size bedrooms and modern style bathroom. To the rear is a 60 ft (approximately) mature garden with a lovely summer house and fish pond. To the front is a driveway for several vehicles leading to a good size detached garage. Viewing is highly recommended to appreciate all this property has to offer.

Entrance Porch

Double glazed door to the front, double glazed windows to the side and double glazed door to the entrance hall.

Entrance Hall

Double glazed door to the front, double glazed window to the side, stairs to the first floor with storage under, radiator.

Cloakroom/ Wc

Double glazed window to the side, low level WC, wash hand basin, tiled splashbacks, radiator

Lounge/ Dining Room

24' 8" into bay x 9' 9" max (7.52m into bay x 2.97m max)

Double glazed bay window to the front, 2 x radiator, electric fire suite

Kitchen/ Breakfast Room

14' 6" x 8' 7" (4.42m x 2.62m)

Double glazed windows to the rear and side, double glazed french doors to the rear garden, a range of modern style fitted wall and base units, rolled edge work tops, space for

washing machine, under counter electric oven, electric hob with glass splashback and cooker hood over, extractor fan, stainless steel sink unit with mixer tap, breakfast bar, 2 x velux style windows, space for fridge/freezer, wall mounted gas boiler.

Bedroom Four/ Study

8' 4" x 8' 6" (2.54m x 2.59m)

Double glazed window to the side.

First Floor Landing

Double glazed window to the side, loft access with loft ladder,(part boarded, light and power), airing/storage cupboard

Bedroom One

13' into bay x 8' 2" from front of wardrobes (3.96m into bay x 2.49m from front of wardrobes)

Double glazed bay window to the front, fitted wardrobes, radiator

Bedroom Two

11' 9" x 8' 5" (3.58m x 2.57m)

Double glazed window to the rear, radiator.

Bedroom Three

9' 11" x 7' 1" (3.02m x 2.16m)

Double glazed window to the rear, radiator

Bathroom

Double glazed frosted window to the front, a three piece bathroom suite comprising panel bath with electric shower over, pedestal hand basin, low level WC, tiled splashbacks, heated towel rail.

Front Garden

Driveway for several vehicles leading to an detached garage.

Rear Garden

Enclosed lawned area, borders hosting plants and shrubs, paved patio area, fish pond, wooden shed, green house, summer house with light and power, courtesy door to the garage.

Garage

17' 8" x 8' 8" max (5.38m x 2.64m max)
Metal up and over door, light and power





To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/BLG103874](https://www.connells.co.uk/Property/BLG103874)

Tenure: Freehold



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