



NIGEL FUDGE
exp
FOR SALE
07595 898 050

Lytes Cary Road, Keynsham, Bristol, BS31 1XD

Guide Price £550,000

NIGEL FUDGE

exp[®] UK

@ nigel.fudge@exp.uk.com

nigelfudge.exp.uk.com

[07595 898 050](tel:07595898050)

Lytes Cary Road, Keynsham, Bristol, BS31 1XD

Nestled on Lytes Cary Road in Keynsham, Bristol, this charming detached house is a family's dream come true. Built in 1978, this spacious property boasts a pretty front garden, entrance hallway, cloakroom, a generous living room with access to the rear garden, a separate dining room, kitchen, and utility room. Upstairs, you'll find four bedrooms with ample storage and a luxurious four-piece bathroom with underfloor heating. Outside, enjoy not one but two rear gardens! The first level rear garden with a shed, greenhouse, lawn, patio, and decked area, perfect for relaxing or entertaining. The second adjoining made into a fruit garden bathed in southerly sun. There's even a spa area with a Zen hot tub and a double garage with a four-person sauna. Ample parking on the driveway for four cars plus. Finally, the location near Manor Park and Manor Woods makes it an ideal home for any family looking for modern comfort in a serene setting.

Quote Reference NF0664 To View





Entrance Hall

1.54m x 1.47m (5'0" x 4'9")

Door to the front aspect with obscure double glazed window, textured and coved ceiling and parquet flooring

Cloakroom

1.64m x 1.33m (5'4" x 4'4")

Obscure double glazed window to the side aspect, textured ceiling, partially tiled walls, low level WC with a hidden cistern, vanity unit with a wash hand basin, radiator and laminate flooring.

Living Room

5.91m x 4.62m (19'4" x 15'1")

Double glazed sliding doors and window to the rear aspect, wooden doors with single glazing to the kitchen and dining room, textured and coved ceiling, stairs to the first floor with an under stairs cupboard, thermostat heating control, three radiators and a television aerial.





Dining Room

3.56m x 2.93m (11'8" x 9'7")

Double glazed window to the rear aspect, door to the living room, serving hatch to the kitchen and a radiator.

Kitchen

3.54m x 2.82m (11'7" x 9'3")

Double glazed window to the front aspect, opening to the utility room, serving hatch to dining room and door to the living room, coved ceiling. There is a range of wall and base units with tiled splash backs, extractor hood pull out table and laminate work tops, stainless steel 1 & 1/2 bowl sink drainer unit with mixer tap, space for a cooker, fridge freezer and dishwasher. To the side is a pantry cupboard with automatic light and shelving, room is finished with vinyl flooring.

Utility Room

2.93m x 1.44m (9'7" x 4'8")



Landing

Double glazed window to the front aspect, textured ceiling, fitted shelving and a thermostat control for the bathroom floor. Two loft hatches, one has a wooden pull down ladder, with partial boarding and a loft light,

Bedroom One

3.8m x 3.08m (12'5" x 10'1")

Double glazed window to the rear aspect, textured ceiling, radiator and a fitted double wardrobe with sliding doors.

Bedroom Two

3.8m x 3.07m (12'5" x 10'0")

Double glazed window to the rear aspect, textured ceiling, radiator and fitted four door wardrobe with sliding doors.

Bedroom Three

3.8m into door recess x 2.1m (12'5" x 6'10")

Double glazed window to the rear aspect, textured ceiling, radiator, fitted cupboard with bi-folding doors.

Bedroom Four

2.16m x 2.07m (7'1" x 6'9")

Double glazed window to the side aspect, textured ceiling, radiator, telephone and fibre broad band point(True-Speed)

Bathroom

2.63m x 2.1m (8'7" x 6'10")

Obscure double glazed window to the front aspect, coved ceiling, recessed spot lights, tiled walls, wall mounted electric heater, tiled floor with under floor heating. There is a white four piece suite including a corner shower cubicle with electronic triton shower, separate bath, pedestal wash hand basin and a low level WC.





Rear Garden

14.48m x 11.97m (47'6" x 39'3")

Private garden fully enclosed by wall and fence surround with a side access gate. The main area is to a level lawn, plus a patio area and decked area. In the corner is a wooden shed and deep borders with shrubs, flowers and a mature tree. The other corner has a green house. There is also an outside tap and light.

Second Rear Garden

7.78m x 3.75m (25'6" x 12'3")

To the side of the garden adjoining is a gate that leads into this second enclosed area with a wooden fence surround and southerly aspect. Presently used for growing fruits such as raspberries, blackcurrant and gooseberries. There is a mature tree and it could make an ideal area for barbecues, enjoying the sunshine and even a home office position tucked away.

Spa Area

2.82m x 2.32m (9'3" x 7'7")



Double Garage

5.37m x 5.69m (17'7" x 18'8")

Two up and over doors to the front aspect, part obscure glazed entry door from the garden, double glazed window to the side aspect, eaves storage with two loft voids, power and light, space for utility appliances. Included in the sale an Amber leisure Sauna on a 13 amp plug that fits four persons. The garage has a dividing brick wall within and lends itself to a conversion for more living accommodation if required.

Driveway

Level parking driveway for up to four cars

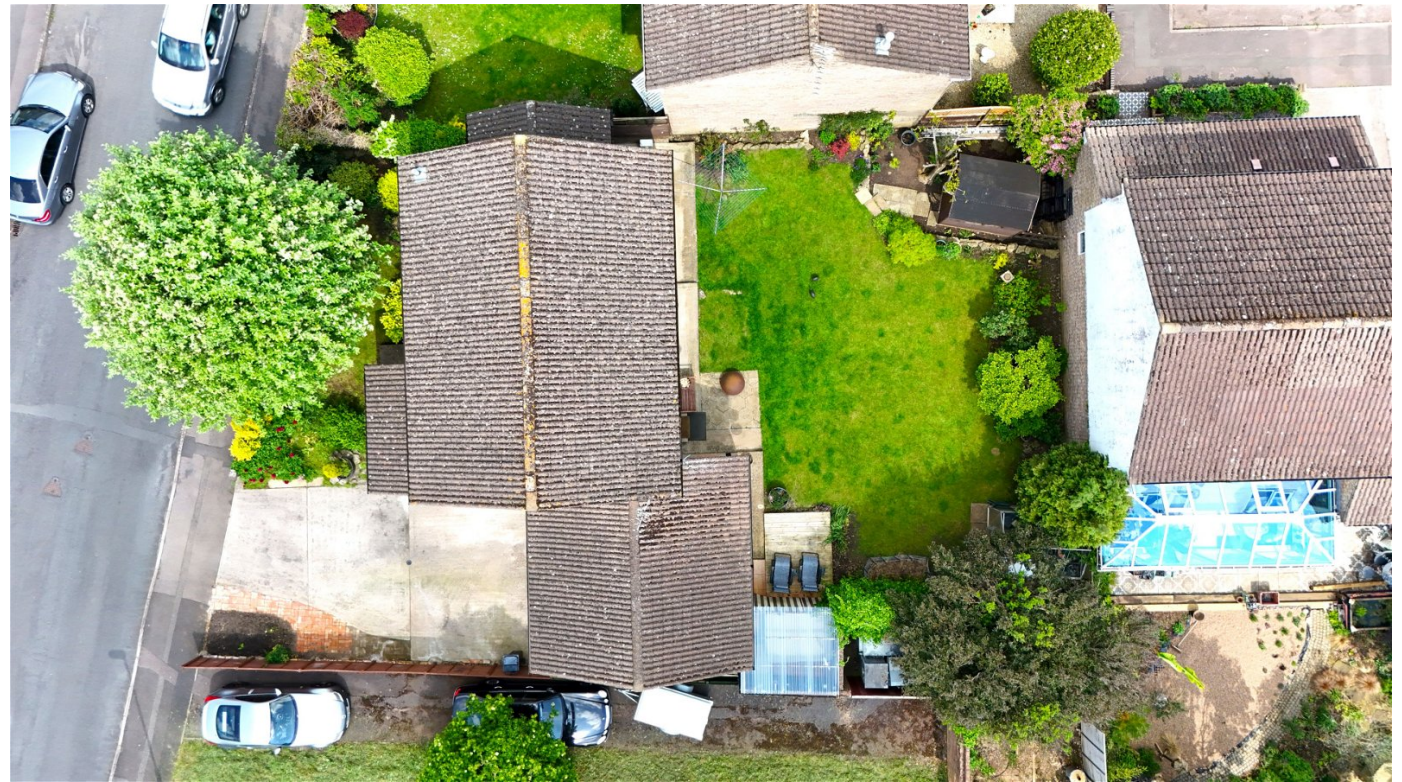
Front Garden

Enclosed by brick walls with an opening for the driveway. The garden is laid to lawn with a mature tree and deep borders of shrubs and flowers.



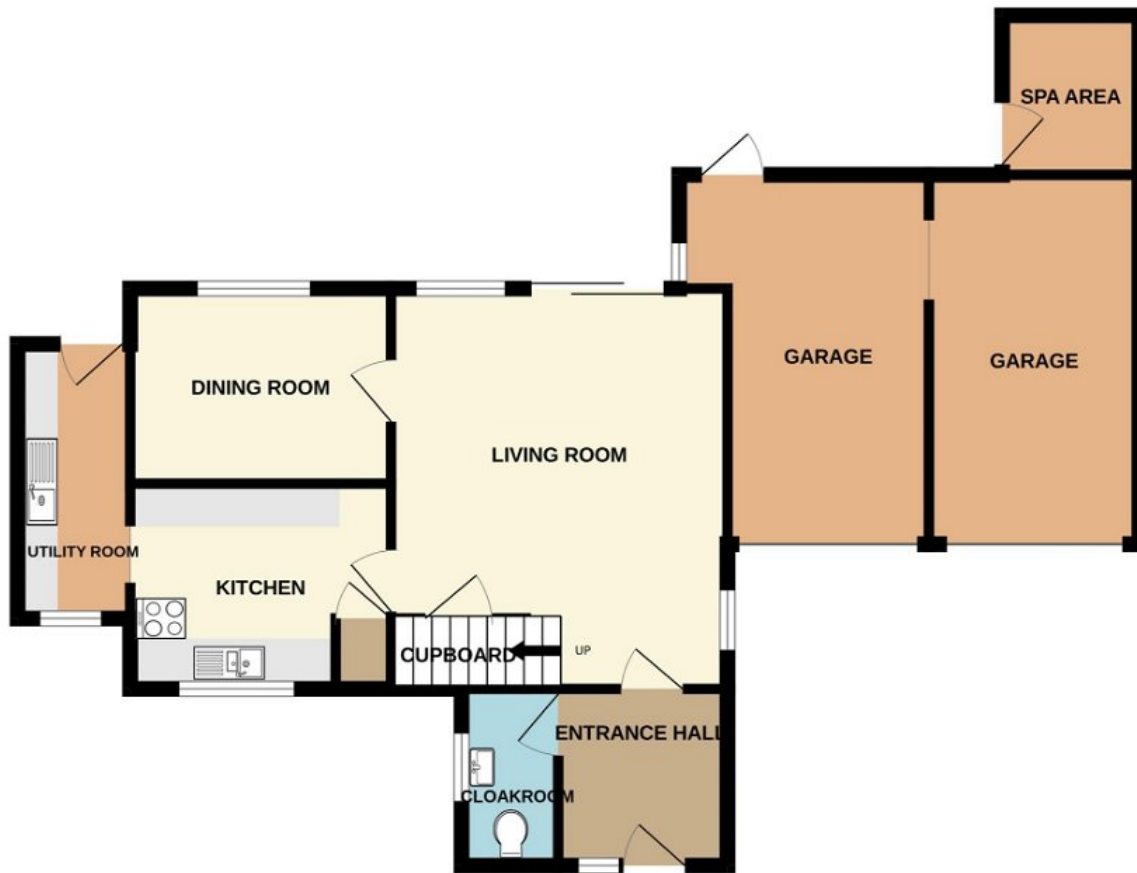
Agents Notes

The property is offered with no onward chain as my vendors have another home to move into. They presently have Truespeed fibre broad band in place.

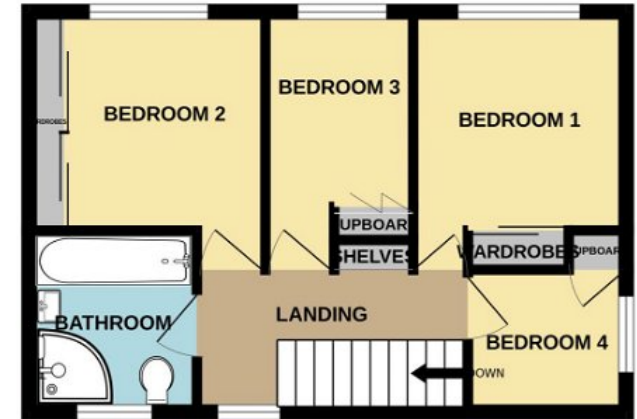


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1488sq.ft. (138.2 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.