



Vandyck Avenue, Keynsham, Bristol, BS31 2UH

Offers Over £450,000

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## Vandyck Avenue, Keynsham, Bristol, BS31 2UH

Nestled in a charming residential street in a picturesque town, this extended 1930s semi-detached house is brimming with character and modern amenities, making it ideal for families seeking a warm and inviting home. The property boasts a unique blend of original features and rustic-modern elements, including high ceilings, picture rails, and an ornate tiled floor in the hallway. With a spacious kitchen/diner, cosy snug, and an L-shaped living room with French doors leading to the rear garden, there is ample space for family gatherings. Upstairs, four bedrooms offer comfort and privacy, including a luxurious main bedroom with an en-suite. The low-maintenance rear garden with artificial lawn and patio area is perfect for outdoor activities. Situated in a sought-after location with easy access to schools, parks, and the town centre, this home offers a peaceful yet convenient lifestyle for families.





## Hallway

Door to the front Aspect with an obscure glazed window, single glazed door to the kitchen, picture rail, stairs leading to the first floor with under stairs storage, alarm panel, radiator and tiled flooring.

## WC

1.3m x 0.69m (4'3" x 2'3")

Tiled walls, low level WC with wash hand basin over and tiled flooring.

## Kitchen/Dining Room

5m max x 4.41m max L-Shaped(16'4" x 14'5")

Two double glazed windows to the front aspect, door to the hallway and door to the utility room, exposed brick wall and wooden encased beam, radiator, television aerial, and Camero luxury vinyl herring bone style flooring. There is a range of wall and base units with ornate tiled splash backs, wooden work surfaces and an inset ceramic sink/ drainer with brushed steel mixer tap over. There is space for a Stoves range over and stoves cooker hood above and a dish washer. There is a fitted Welsh dresser with shelving and glass doors. To the side is a larder measuring 2.13m x 1.02m with space for a fridge freezer and shelving.





## Utility Room

1.96m x 1.74m (6'5" x 5'8")

Door to the rear aspect with obscure double glazed window, a range of wall and base units in wood with tiled splash backs and a wooden work surface, Belfast style sink with mixer tap over, space for a washing machine, tumble dryer, radiator and a continuation of the Camero Luxury tiled vinyl flooring from the kitchen.

## Snug

3.95m to bay x 3.02m (12'11" x 9'10")

Double glazed bay window to the front aspect, picture rail, fire place with wooden mantle, tiled surround and stone hearth, radiator, television aerial, telephone socket and laminate flooring.

## Living Room

4.83m x 3.64m (15'10" x 11'11")

Double glazed French doors and window to the rear aspect, picture rail, exposed brick chimney breast with iron fireplace and tiled hearth,



## Landing

Lead to left and right sides, loft hatch with pull down ladder, partial boarding and light, light tunnel and doors to the upstairs rooms.

## Bedroom One

5.08m x 3.81m to wardrobes(16'8" x 12'6")

Two double glazed windows to the rear aspect and a double glazed windows to the front aspect, picture rail, fitted five door Hammonds wardrobe, two radiators and a television aerial.

## Dressing Room

1.7m x 1.21m (5'6" x 3'11")

With fitted shelving and a light, with a walk through to the en-suite.



## En-suite

1.97m x 1.69m (6'5" x 5'6")

Obscure double glazed window to the front aspect, extractor fan, recessed down light, partially tiled walls and vinyl wall boards, chrome towel radiator and vinyl flooring. There is a three piece suite comprising a shower cubicle with electronic shower over, vanity inti with stone circular wash hand basin with mixer tap over and a low level WC.

## Bedroom Two

3.99m to bay window x 3.03m (13'1" x 9'11")

Double glazed bay window to the front aspect, ceiling fan, picture rail and a radiator.

## Bedroom Three

3.63m x 2.6m (11'10" x 8'6")

Double glazed window to the rear aspect, picture rail and a radiator.





### Bedroom Four

2.73m x 2.17m (8'11" x 7'1")

Double glazed window to the rear aspect, picture rail, radiator, storage cupboard housing a wall mounted Worcester boiler.



### Front Garden

Surrounds of brick wall and wooden fencing over with a side access gate to the rear garden, there are planting beds of flowers and shrubs with a green house and shed with power and light, outside tap and areas of Cerny stone.



### Bathroom

1.82m x 1.7m (5'11" x 5'6")

Obscure double glazed window to the front aspect, extractor fan, tiled walls, traditional radiator with a towel rail surround and tiled flooring. There is a white three piece suite comprising a roll top bath with a shower attachment and mixer shower over, pedestal wash hand basin and a low level WC.

### Driveway

Block paved driveway providing parking for up to four cars.

### Rear Garden

9m max x 8.92m max (29'6" x 29'3")

Enclosed by wooden fencing with a side access gate. The main area is laid to artificial lawn for year round usage. The pathway and patio is Indian rainbow sandstone which shows its



| Energy Efficiency Rating                           |           |           |
|--|-----------|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |           |           |
| (92 plus) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   |           | <b>84</b> |
| (69-80) <b>C</b>                                   | <b>72</b> |           |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |

## GROUND FLOOR



## 1ST FLOOR



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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