



Bath Road, Keynsham, Bristol, BS31 1TG

Offers Over £520,000

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Quote Reference NF0664 To Arrange Your Viewing

Nestled between Keynsham and Saltford, 276 Bath Road presents a charming 1930's semi-detached home with a separate annexe, perfect for families seeking a turnkey property. This meticulously finished residence boasts a spacious living room, a modern kitchen/ dining area with Neff appliances and quartz countertops, and a delightful sunroom overlooking the beautifully landscaped gardens. Upstairs, three tastefully decorated bedrooms await, along with a luxurious four-piece bathroom. The versatile annexe features a large studio/bedroom with bi-folding doors, underfloor heating, and a shower room. The south-westerly facing gardens offer a sunny retreat with a lawn, patio, and mature trees for shade. Located on a vibrant thoroughfare in Bath and North East Somerset, this property provides easy access to excellent schools and commuting routes. Perfect for families looking for a stylish and convenient home.





Porch

1.56m x 0.72m (5'1" x 2'4")

Double glazed French doors to the front aspect, cupboard housing a Worcester Boiler, Gas Metre and finished with Kardean luxury vinyl flooring.

Hallway

Obscure single glazed door and window surround to the front aspect, stairs leading to the first floor with an ornate balustrade, corner cupboard housing the consumer unit and metres, radiator, Hive heating control and Kardean luxury vinyl flooring.

WC

1.53m x 0.79m (5'0" x 2'7")

Obscure double glazed window to the side aspect, recessed spot lights, radiator and Kardean luxury tiled floors. There is a two piece suite comprising a wall mounted corner wash hand basin and a low level WC with a hidden cistern.





Living Room

4.30m into bay x 3.81m (14'1" x 12'6")

Double glazed bay window to the front aspect, picture rail, fire place with coal effect gas fire, brushed brass surround and granite hearth, fitted cupboards with shelving over, radiator and a television aerial.

Kitchen/Dining Room

5.9m max x 4.7m max (19'4" x 15'5")

Double glazed French doors and windows to the rear aspect with French doors leading into the kitchen from the hallway, recessed spot lights, a range of Timber craft wall and base units with a pull out larder and quartz work surfaces including a breakfast bar. There is a range of high quality appliances such as Neff twin hide and slide ovens, Neff gas hob with a Neff Extractor hood over, Neff fridge/freezer and a Neff dishwasher. There is a vertical radiator and the rooms are finished with Kardean luxury vinyl flooring.



Landing

Obscure double glazed window to the side aspect and doors to the rooms.

Bedroom One

4.45m x 3.24m (14'7" x 10'7")

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

Bedroom Two

4.01m x 3.51m (13'1" x 11'6")

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



Bedroom Three

2.54m x 2.48m (8'4" x 8'1")

Double glazed window to the front aspect, picture rail, radiator and the loft hatch.

Bathroom

2.45m x 2.21m (8'0" x 7'3")

Obscure double glazed window to the rear aspect, recessed spot lights, extractor fan, tiled walls, chrome towel radiator and tiled floors. There is a four piece suite comprising of a Shower cubicle with a mixer shower, bath with a waterfall tap, wall mounted wash hand basin and a low level WC with a hidden cistern.

Annexe Bedroom Studio

5.12m x 3.87m (16'9" x 12'8")

Double glazed Bi-Folding doors to the front aspect, double glazed window to the side aspect, recessed spot lights, television point, control panel and underfloor heating with tiled floors.





Annexe Shower Room

2m max x 1.79m max (6'6" x 5'10") L-shaped

Obscure double glazed window to the side aspect, recessed spot lights, extractor fan, partially tiled walls, chrome towel radiator and tiled floors. There is a three piece suite comprising a shower cubicle with an electric shower over, vanity unit with wash hand basin and a low level WC.

Annexe Utility Room

3.92m x 1.66m (12'10" x 5'5")

Obscure double glazed door to the side aspect, extractor fan, wall mounted water heater, consumer unit, space for a washing machine, tumble dryer and freezer, finished with a vinyl floor.

Driveway

The property has parking at the front and rear. The front is on a tarmac driveway behind double



Rear Garden

22m x 7.11m (72'2" x 23'3")

South Westerly facing and Enclosed by wooden fencing, rear access gate with telephone entry system, side access gate leading to the front side gate with an outside tap. The garden is level with a stone patio area outside the house and pathway leading to the annexe and rear gate. A large lawn area, with some mature trees and outside lights plus a second outside tap.

Front Garden

Lawn and hedge borders with a wooden double gate to the front, laid to lawn with a block paved pathway, a tarmac driveway and side access gate.

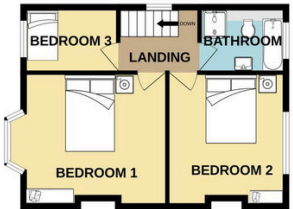
Agents Notes



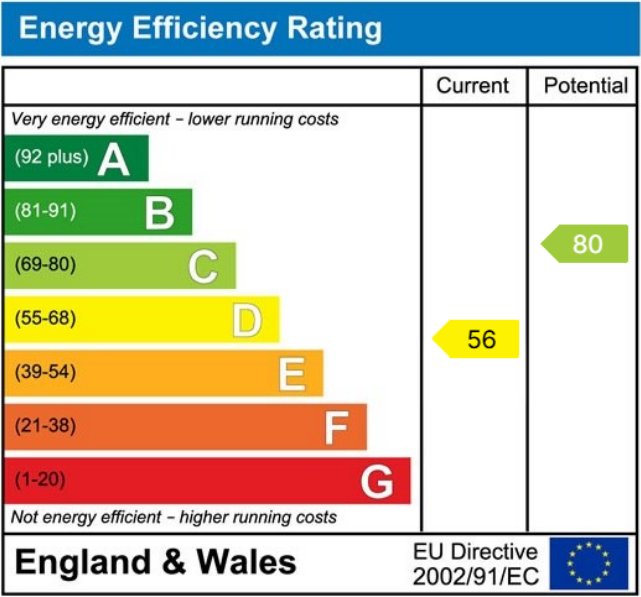
GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1227sq.ft. (114.0 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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