



Broadlands, Keynsham, Bristol, BS31 2DU

Guide Price £635,000

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Broadlands, Keynsham, Bristol, BS31 2DU

Here you have a bespoke detached family home, built in 1958 and happily retained by the family over that time. Now is a chance for you to take over this wonderful residence, located at the far end of Broadlands Avenue with excellent gardens surrounding. The property is superb in its own right, yet with some modernising or even extending it could potentially be a 'Grand Design' of your making.

You will discover spacious reception rooms, a kitchen with an Aga, lobby/utility area, cloak room and upstairs four bedrooms, a dressing room and a four piece bathroom. There is a generous garage and ample driveway behind double gates. The gardens for me are dream for families with children and pets to enjoy freely and in privacy.

Don't miss your chance to acquire this wonderful home.





Storm Porch

Tiled floor with a power socket and water tap.

Hallway

wooden door to the front aspect with obscure glass and a window over with secondary glazing, Consumer unit, alarm panel, stairs leading to the first floor, cupboard housing the electric meter, door and window to the Dining room and door to the kitchen and and WC.

WC

1.36m x 1.04m (4'5" x 3'4")

Single glazed obscure window to the front aspect, coved ceiling, partially tiled walls and vinyl flooring. There is a two piece suite comprising of a wall mounted wash hand basin and a low level WC.





Kitchen

3.87m max x 3.27m max (12'8" x 10'8")

Double glazed window to the rear aspect, secondary glazed door leading to the lobby and opening to the dining room. There is a range of wall and base units with laminate work surfaces, stainless steel 1&1/2 sink/drain unit with a mixer tap over, pantry cupboard with shelving, a gas fired Aga, spaces for a fridge and freezer, finished with vinyl flooring.

Dining Room

6.38m max x 3.97m max (20'11" x 13'0")

Double glazed window to the front aspect, double glazed sliding doors to the conservatory, French doors to the living room and a wooden door and obscure window to the hallway. There is fire place with a an open fire, stone surround and tiled hearth, two radiators and a television aerial.

Living Room

5.48m x 3.65m (17'11" x 11'11")



Conservatory

3.18m x 2.74m (10'5" x 8'11")

Double glazed French doors to the side aspect, double glazed window surround and roof, radiator and tiled flooring.

Utility Room/Lobby

5.99m x 2.81m (19'7" x 9'2")

Double glazed door and window to the rear aspect, gate with glazing to the front aspect, poly carbonate roof, work benches, water tap and tiled flooring.

Landing

Double glazed window to the side aspect, coved ceiling and a double sized linen cupboard with shelving, loft hatch with pull down ladder and partial boarding.



Bathroom

3.2m x 1.64m (10'5" x 5'4")

Two double glazed windows to the rear aspect, one obscure, recessed spot lights, partially tiled walls, chrome towel radiator and normal radiator and tiled flooring. There is a four piece suite comprising of a corner bath, shower cubicle with a mixer shower over, pedestal wash hand basin and a low level WC.

Bedroom One

3.77m x 3.64m (12'4" x 11'11")

Double glazed window to the rear aspect, textured and coved ceiling, fitted double wardrobe, radiator, dressing table with laminate work surface and an inset wash hand basin.

Dressing Room

3.63m x 1.59m max (11'10" x 5'2")

Double glazed window to the front aspect, shelving and a radiator.





Bedroom Two

3.5m x 2.46m (11'5" x 8'0")

Double glazed window to the front aspect and a radiator.

Bedroom Three

3.2m x 2.92m max (10'5" x 9'6")

Double glazed window to the front aspect, radiator and an airing cupboard housing the hot water cylinder.

Bedroom Four

3.49m x 2.23m (11'5" x 7'3")

Double glazed window to the rear aspect, fitted cupboard and a radiator.

Garage

6.92m x 3.2m (22'8" x 10'5")

Roller door to the front aspect, single glazed window to the rear aspect and a side access door from the lobby, power and light plus benches and shelving.

Rear Garden

31.5m x 17.3m (103'4" x 56'9")

Enclosed by wall, fence and hedge borders with a side access gate, the main area is a level lawn with a pathway around it, the borders are deep and filled with flowers and shrubs, in one corner is a pond with a water fall, the other corner has a wooden shed and composting area, to the side is another store. Immediately by the house is a patio area and there are mature trees including a Cox apple tree centrally positioned in the lawn.

Front Garden

18.8m x 17.6m (61'8" x 57'8")

Enclosed by wooden fence borders with double

Driveway

The driveway is block paved and can accommodate two to three cars, more parking can be added with ease in the large front garden area.


Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

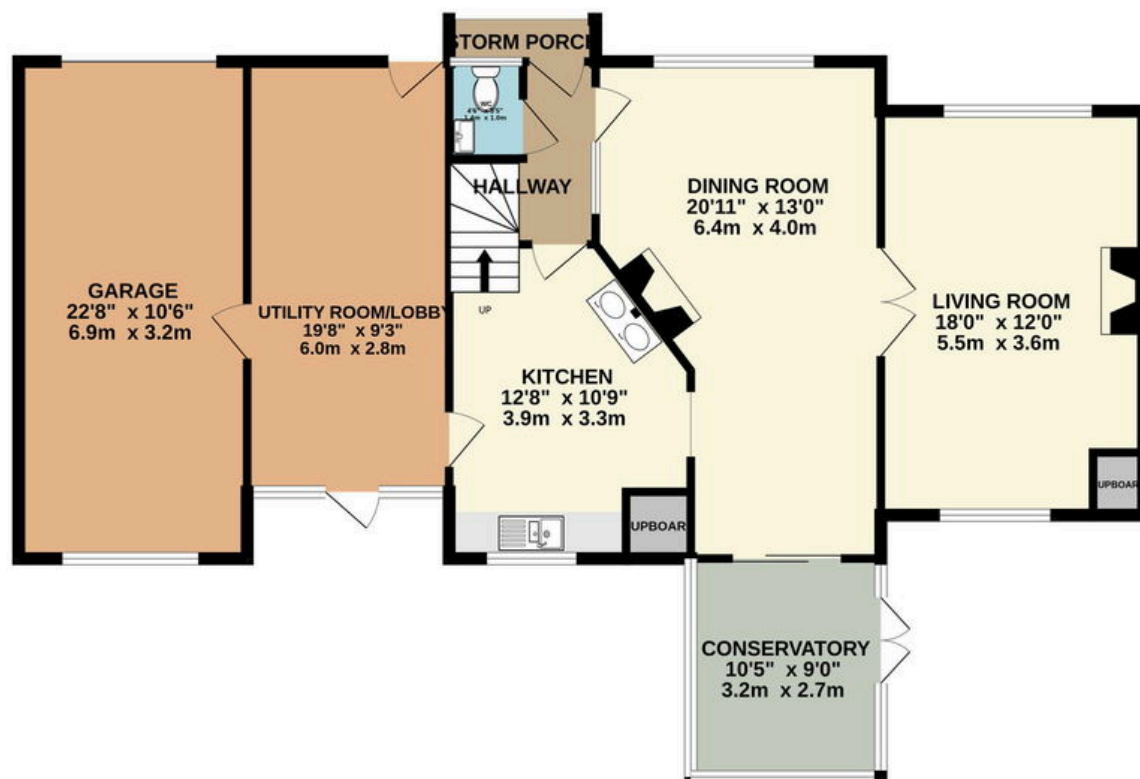
EPC = E, Council Tax Band = E (£2,841.80 PA estimate) – Bath & Northeast Somerset.

Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built 1958

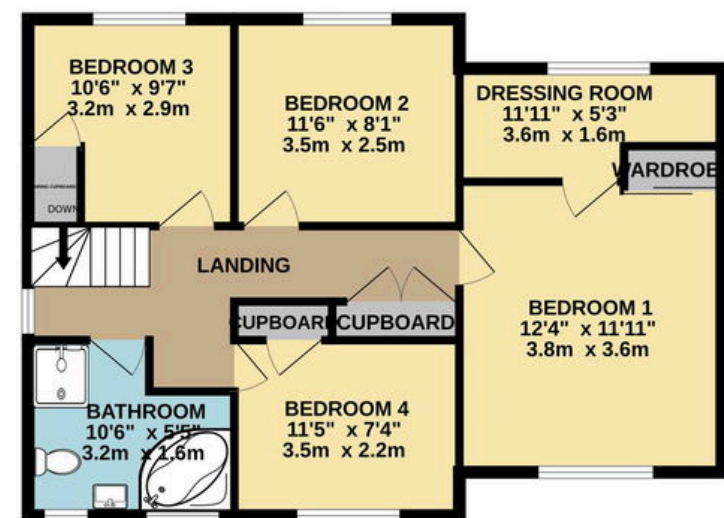


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2024sq.ft. (188.0 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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