



Sky Lodge, Dragons Hill Close, Keynsham, Bristol, BS31 1LL

Guide Price £300,000

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Quote Reference NF0664 To View

Sky Lodge is a quite unique offering, as a detached house, completed in 2019 creating a well laid out home over two floors. It boasts its own driveway with EV charger and private rear garden. Positioned towards the end of Dragons Hill Close, just a few minutes walk to the High Street and amenities on offer in Keynsham.

There is an open plan Kitchen/living area full of light and then the lobby leads to a modern shower room and double bedroom, which has a door and window overlooking the rear gardens. The first floor has a wonderful vaulted room with three full height windows that open into a balcony style with a Dormer window at the rear, what a room!

The rear garden is low maintenance and plenty big enough to enjoy the outdoors. Parking on your own driveway at the front. A charming home that will suite retirees, downsizer, first time buyers and investors alike.





Kitchen/Living Room

5.37m x 3.39m (17'7" x 11'1")

Open plan with a double glazed door and two windows to the front aspect with fitted blinds, coved ceiling with recessed spot lights, radiator and the flooring is engineered wooden flooring in the living area and vinyl flooring in the kitchen. The kitchen has an extractor fan, a range of wall and base units, laminate work surfaces, stainless steel sink/drain unit with a mixer tap over, integral electric oven, four ring induction hob and spaces for a fridge and washing machine. There is an understairs cupboard and a utility cupboard housing the consumer unit and electric meter.

Lobby

Open wall way from the kitchen with doors to the bedroom and shower room, stairs lead to the first floor, wall mounted thermostat control, wooden flooring and a storage cupboard which house a wall mounted Atag combination boiler and storage space.



Bedroom

3.55m x 2.89m (11'7" x 9'5")

Double glazed door and window to the rear aspect with fitted blinds, coved ceiling, radiator and engineered wooden flooring.



Shower Room

2.33m x 1.52m (7'7" x 4'11")

Obscure double glazed window to the rear aspect, coved ceiling, recessed spot lights, vinyl wall boards, towel radiator and vinyl flooring. There is a three piece suite comprising of a walk-in double shower cubicle with a mixer shower over, vanity unit with a wash hand basin over and a low level WC.

Sitting Room/Study

5.36m x 4.08m (17'7" x 13'4")

Three double glazed velux windows to the front aspect with the lower section opening in a balcony style, double glazed dormer window to the rear aspect, radiator, telephone socket and wooden flooring. There is also a large storage area the width of the left hand side behind the cupboards.

Rear Garden

5.7m x 5.23m (18'8" x 17'1")



Driveway

Enclosed by brick wall surrounds laid to block paving with a lowered curb. There is also an EV charger.

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 =C Council Tax Band House =B (£1,808.40 PA estimate) Bath & Northeast Somerset.

Services - Mains electricity, Mains water, Mains drainage. Main Gas.

Freehold property. Built circa 2019

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

