



Vandyck Avenue, Keynsham, Bristol, BS31 2UH

Guide Price £415,000

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Step into space and comfort with this stunning 1930's extended semi-detached house, a real find in the heart of Keynsham. This spacious home is a perfect haven for a growing family or individuals seeking a tranquil work-from-home environment.

The open-plan layout seamlessly connects the living room, dining room, and kitchen, creating a harmonious flow for daily living. With the addition of a conservatory, playroom, and utility room, every corner of this home is crafted to meet your needs and provide a sanctuary for relaxation and productivity.

Upstairs, discover four bedrooms, including three generously-sized doubles and two bathrooms, one of which features an exquisite four-piece en-suite.

The low-maintenance rear garden boasts a charming patio and artificial lawn, offering year-round enjoyment and outdoor entertainment. The convenient driveway at the front of the property provides parking space for two cars, ensuring ease and comfort for your everyday commute.

Nestled in the enchanting Vandyck Avenue, this property enjoys a prime location within the vibrant community of Keynsham, offering easy access to nearby Bristol, Bath, and North East Somerset. As you explore the tree-lined sidewalks and immaculate gardens of Vandyck Avenue, you'll be enchanted by the blend of traditional charm and modern amenities that define this picturesque neighbourhood.

Surrounded by lush greenery and tranquil parks, Vandyck Avenue is a haven for nature lovers and outdoor enthusiasts, providing endless opportunities for relaxation and recreation. The proximity to the town centre, parks, and train station ensures convenience and connectivity for residents, while top-rated primary and secondary schools in the area offer excellent educational opportunities for families.





Porch

1.7m x 0.9m (5'6" x 2'11")

Double glazed sliding door to the front aspect and wooden panel ceiling.

Hallway

Obscure double glazed door to the front aspect, textured ceiling, stairs leading to the first floor, under-stairs storage cupboard housing the fuse box and shelving, wall mounted thermostat and a radiator.

Play Room

3.53m x 2.48m (11'6" x 8'1")

Double glazed window to the front aspect, recessed spot lights, radiator and laminate flooring.





Utility Room

2.47m x 1.55m (8'1" x 5'1")

Obscure double glazed door to the side aspect, wall mounted Worcester boiler, space for a freezer, washing machine and tumble dryer, laminate work top, shelving and laminate flooring.

Living Room

3.85m to bay x 3.02m (12'7" x 9'10")

Double glazed bay window to the front aspect, television point and laminate flooring.

Kitchen/Dining Room

7.67m x 3.63m (25'1" x 11'10")

Double glazed sliding door, obscure double glazed single door and double glazed window to the rear aspect, vertical radiator, laminate flooring in the dining area leading to tiled flooring in the kitchen. The kitchen has a range of wall and base units including a breakfast bar with wooden work surfaces, tiled splash backs, a



Conservatory

3m x 2.82m (9'10" x 9'3")

Double glazed sliding doors to the rear aspect, double glazed window surround, poly carbonate roof, radiator and tiled flooring.

Landing

Textured ceiling, loft hatch with pull down ladder.

Bedroom One

4.64m x 2.52m (15'2" x 8'3")

Double glazed window to the rear aspect, textured ceiling, ceiling fan and a radiator.



En-suite

2.34m x 2.48m (7'8" x 8'1")

Obscure double glazed window to the front aspect, recessed spot lights, vinyl wall boards, chrome towel radiator and vinyl flooring. There is a four piece suite comprising a corner bath, double shower cubicle with mixer shower, vanity unit with twin wash hand basins and a low level WC.

Bedroom Two

3.89m to bay x 2.77m (12'9" x 9'1")

Double glazed bay window to the front aspect, textured ceiling, radiator and telephone point.

Bedroom Three

3.65m x 2.59m (11'11" x 8'5")

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





Bedroom Four

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

Double glazed window to the rear aspect and a radiator.

Bathroom

1.8m x 1.75m (5'10" x 5'8")

Obscure double glazed window to the front aspect, obscure ceiling tiles with back light, tiled walls and tiled flooring. There is a three piece suite comprising a bath with shower screen and mixer shower over, low level WC and a vanity unit with a wash hand basin

Rear Garden

9.27m x 6.54m (30'4" x 21'5")

Enclosed by a wooden fence surround and a side access gate to the front, patio area, artificial lawn, outside tap and security light.



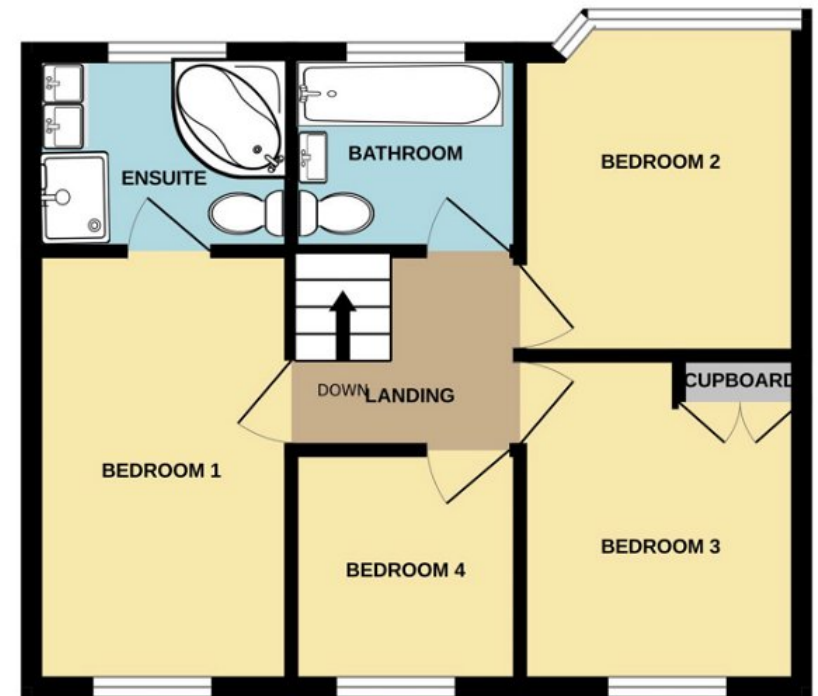
Front Garden

Wall borders, open frontage with lowered kerb, providing parking for two cars on a tarmac driveway.





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



TOTAL FLOOR AREA: 1172sq ft (108.0sq m) approx