



8 Holmoak Road, Keynsham , BS31 2RN

£339,500

- Three Bed Semi Detached Home
- Off Street Parking
- Immaculately Presented
- 0.1 Miles to Holmoak Park
- EPC - C
- Front and Rear Gardens
- Garage
- Kitchen Diner
- 0.2 to Amenities
- Tenure - Freehold

Situated on Holmoak Road in Keynsham, this stunning semi detached home has been transformed by the current owners and is presented to the highest standard.

This home offers plenty on the outside too with a wonderful west facing rear garden, established front garden, garage en bloc and off street parking to the side of this fantastic home.

Entrance is permitted via the porch, an ideal spot to leave coats and shoes at the end of the day.

Once inside, the living room is to your left. This room although generous in size has a cosy feel with custom built shelving and storage units with an electric fire to the centre, the perfect room to relax and unwind on an evening.

Leading through from the living room is the stunning kitchen-diner, this section of the house has been totally re-designed, creating a social space for hosting friends and family. The breakfast bar/island profits from induction hob with built in extraction and tiled splashback allowing for easy cleaning.

The rest of the kitchen benefits integrated BOSCH appliances and double oven/microwave.

The dining space features a stylish pendant light above the table and featured panel wall. Windows to the rear and side allow a glimpse to the outside space to the rear.

Upstairs are three double bedrooms, the largest of which spanning an impressive 15ft x 8'11ft. The second bedroom is currently set up to be used as a home office but is a versatile space depending on requirements.

The third bedroom has been purposed as a walk-in wardrobe/dressing room but has previously been used as a bedroom, large enough for a double bed.

Completing the upstairs is the contemporary tiled, three piece bathroom.

Externally this home offers front and rear gardens with the rear being West facing, benefitting from sunny summer evenings.

Side access is permitted via a gate leading out to the private road to the side of the property with parking space directly adjacent to the property. The garage is the first within the block to the south.

Kitchen/Diner 16'5" x 10'3" (5.01 x 3.13)

Living Room 13'9" x 13'2" (4.2 x 4.02)

Bedroom One 15'0" x 8'11" (4.59 x 2.72)

Bedroom Two 10'5" x 7'3" (3.18 x 2.22)

Bedroom Three 9'2" x 8'10" (2.8 x 2.7)

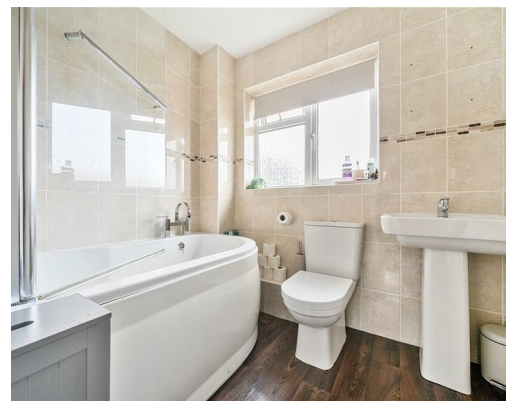
Bathroom 7'2" x 6'1" (2.19 x 1.86)

Garage

West Facing Rear Garden

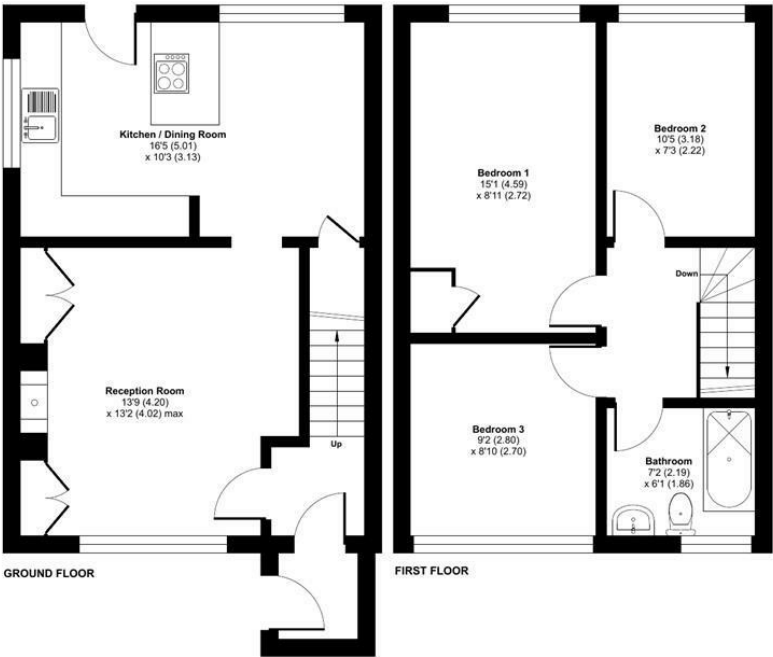
Off Street Parking





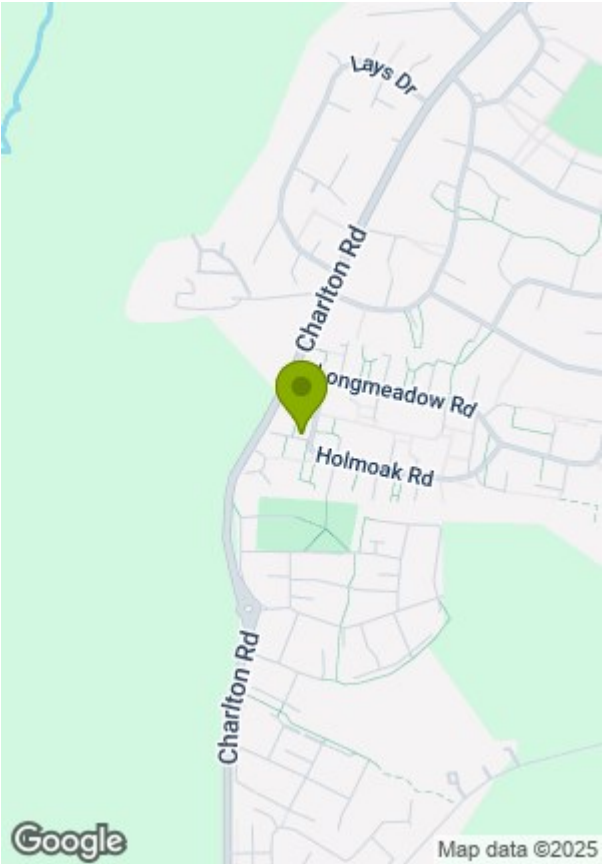
Holmoak Road, Keynsham, Bristol, BS31

Approximate Area = 825 sq ft / 76.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1369782

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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