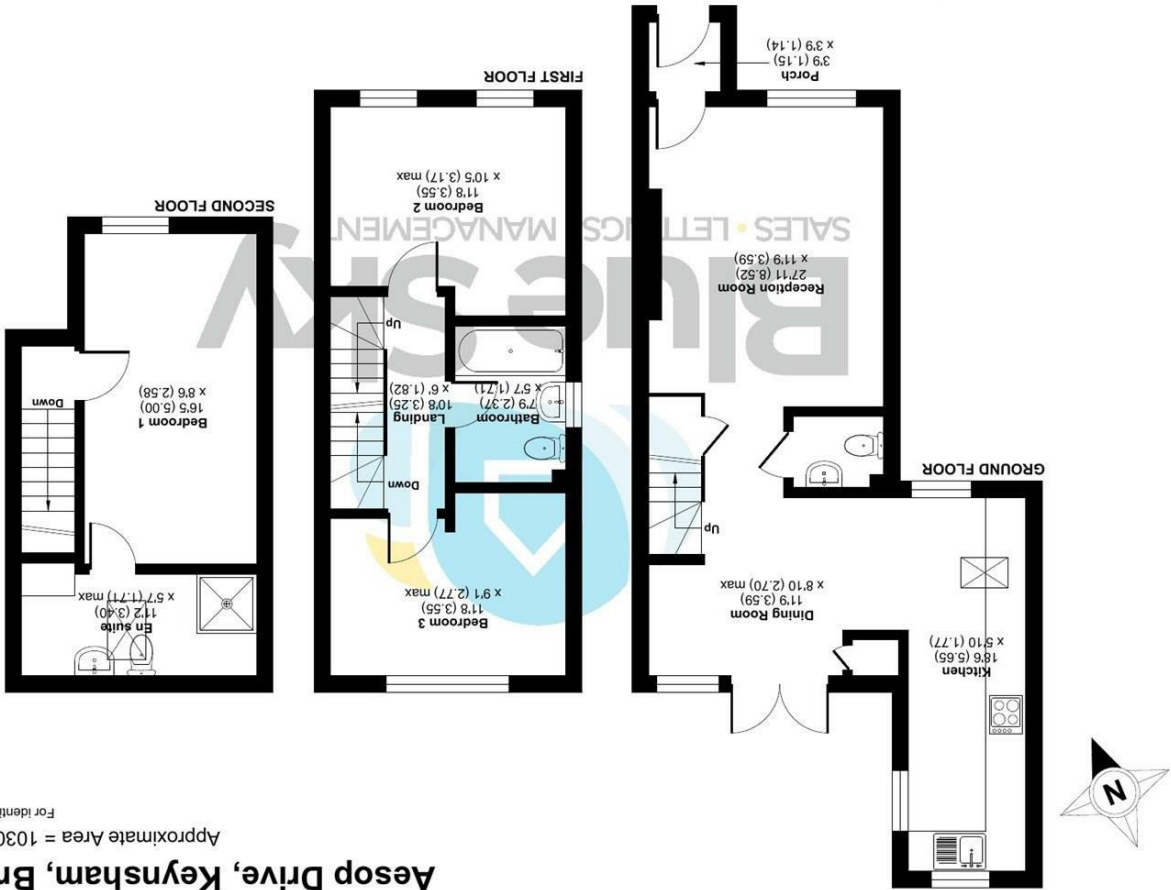




Aesop Drive, Keynsham, Bristol, BS3

Approximate Area = 1030 sq ft / 95.6 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). © rickcom 2025. Produced for Blue Sky Property Solutions Ltd. REF: 135238

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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Like what you see?



Council Tax Band: C | Property Tenure: Freehold

SPACE GALOUR OVER THREE FLOORS!! Nestled in the charming area of Aesop Drive, Keynsham, Bristol, this semi-detached house offers a delightful blend of modern living and convenient access to local amenities. Built in 2018, this new build boasts spacious accommodation, making it an ideal home for families or those seeking extra room to breathe. The property features: entrance porch, good size lounge, cloakroom and the impressive extended kitchen/diner is a standout feature, providing a contemporary space for culinary creations and casual dining. With three well-proportioned, there is ample space for relaxation and rest, ensuring everyone has their own sanctuary. The house also includes two bathrooms, which adds to the convenience of daily living. Externally you will find a front and rear garden and driveway parking to the side of the property. Situated close to Keynsham High Street, residents will benefit from a variety of shops, cafes, and services just a stroll away. Additionally, the property is surrounded by a picturesque rural setting, offering a peaceful retreat from the hustle and bustle of city life. This home is not just a property, it is a lifestyle choice, combining modern comforts with the charm of a vibrant community. Don't miss out on this wonderful home!



Entrance Porch

3'9" x 3'9" (1.14m x 1.14m)
Double glazed window to the front, radiator, fuse board.

Lounge

27'11" x 11'9" (8.51m x 3.58m)
Double glazed window to front, wood effect flooring, radiator, opening to diner, storage cupboard, stairs to first floor landing.

Cloakroom

Extractor fan, W.C. wash hand basin, radiator, tiled flooring, part tiled walls.

Kitchen/Dining Room

18'6" x 5'10" (5.64m x 1.78m)
Double glazed windows to the front, rear and side, double glazed French doors to rear garden, spotlights to kitchen, skylight window, vaulted ceiling to kitchen side, radiator, cupboard housing gas combi boiler, wall and base units with worktops over, splashbacks, sink and drainer, integral fridge/freezer, cooker hood, electric oven, electric hob, space for washing machine, integral dishwasher, integral microwave.

First Floor Landing

10'8" x 6'0" (3.25m x 1.83m)
Radiator.

Bedroom Two

11'8" x 10'5" (3.56m x 3.18m)
Two double glazed windows to the front, radiator, built in wardrobes and drawers.

Bedroom Three

11'8" x 9'1" (3.56m x 2.77m)
Double glazed window to the rear, radiator.

Bathroom

7'9" x 5'7" (2.36m x 1.70m)
Double glazed window to side, part tiled walls, radiator, W.C. wash hand basin, enclosed bath with shower head off taps, tiled flooring, extractor fan.

Second Floor Landing

Storage cupboard with hanging rail.

Bedroom One

16'5" x 8'6" (5.00m x 2.59m)
Double glazed window to front, radiator, built in blind, loft access, door to en-suite.

En-Suite

11'2" x 5'7" (3.40m x 1.70m)
W.C. wash hand basin, shower cubicle, tiled flooring, skylight window to rear, shaver point, extractor fan, part tiled walls, radiator.

Rear Garden

Enclosed rear garden, patio area, outside tap, outside power, shed, gated side access, shrubs and lawn.

Front Garden

Astro turf, steps up to front door.

Driveway

Driveway parking to side of the property, side gate to rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

