



## **12 Limekilns Close, Bristol, BS31 1HR**

**Offers Over £700,000**

Situated in a desirable cul-de-sac location is this superb FOUR BEDROOM DETACHED FAMILY HOME. Limekilns Close is situated in close proximity to the well regarded Wellsway Secondary School and a short walk to Keynsham Town Centre. This lovely property is presented to a good standard throughout and offers flexible living accommodation benefiting from gas fired central heating, uPVC double glazing, garage, driveway providing off street parking and an enclosed rear garden. An internal inspection is highly recommended.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via front door into

### Hallway

8'1" x 6'8" (2.47 x 2.05)



Stairs rising to first floor landing, radiator, coving, doors to

### Downstairs W/C



Obscured uPVC double glazed window to front aspect, low level w/c, pedestal wash hand basin with tiled splashback, small single radiator, coving.

### Office

7'1" x 6'6" (2.16 x 2.00)



uPVC double glazed window to front aspect, single radiator, tiled flooring, coving.

### Snug/Playroom (formally the half of the garage)

16'8" x 7'6" (5.09 x 2.31)



uPVC double glazed window to front aspect, radiator, wood flooring, coving, door to with small step down into

### Single Garage

16'8" x 8'8" (5.09 x 2.66)

Door to side aspect, metal up and over door, space for further white goods including tumble drier and fridge freezer, power and light is connected.

### Kitchen/Breakfast Room

12'0" x 10'0" (3.66 x 3.07)



uPVC double glazed windows to both rear and side aspects, a range of wall and floor units with Quartz worksurfaces over, 1 1/2 bowl sink with mixer taps over, space for Rangemaster style cooker with stainless steel splashback and extractor hood over, space for freestanding fridge, integrated full sized Neff dishwasher, breakfast bar area with space for bar stools, double radiator, tiled flooring, coving, opening into

### Utility Room

uPVC obscured double glazed pedestrian door to side aspect, further range of storage cupboards with worksurface over, single stainless steel sink drainer unit, space and plumbing for automatic washing machine, space for low level fridge, single radiator, tiled flooring, part tiled, coving, wall mounted Ideal Classic boiler, extractor.

### Dining Room

10'11" x 8'9" (3.34 x 2.69)



uPVC double glazed window to rear aspect, single radiator, wood flooring, coving.

### Sitting Room

15'4" x 11'7" (4.69 x 3.54)



Feature living flame fire with stone surround, hearth and mantel over, wood flooring, 2 radiators, coving, uPVC double glazed double doors with side panels into

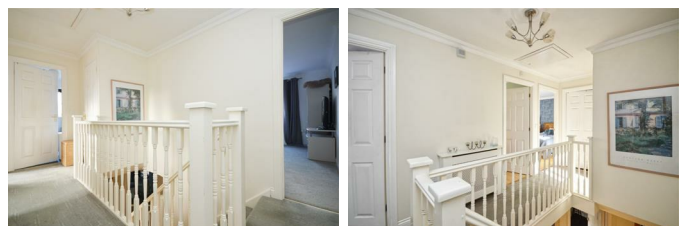
### Conservatory

12'7" x 12'5" (3.85 x 3.79)



uPVC double glazed windows to rear aspect enjoying views over rear garden, uPVC double glazed double doors wood effect flooring, polycarbonate roof, central light and ceiling fan, single radiator.

### First Floor Landing



Radiator, access to loft space, coving, storage

cupboard with wooden shelving for linen, cupboard housing water cylinder, doors to

### Master Bedroom

14'3" x 12'0" (4.36 x 3.67)



uPVC double glazed window to front aspect, double radiator, coving, door to en suite, archway to

### Dressing Room

13'10" x 8'6" (4.22 x 2.61)



uPVC double glazed window to front aspect, single radiator, space for wardrobes, dressing table and drawers.

### En suite

9'8" x 7'5" (2.97 x 2.27)



Obscured uPVC double glazed window to front aspect, suite comprising, pedestal wash hand basin, low level w/c, panelled bath, opening to separate shower cubicle with fully tiled walls and mains shower over, tiled flooring, extractor, coving, small double radiator, part tiled.

### Bedroom Two

11'11" x 10'0" (3.64 x 3.07)



uPVC double glazed window to rear aspect, single radiator, coving, door to

### En suite

9'8" x 7'5" (2.97 x 2.27)



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, pedestal wash hand basin, step up to enclosed tiled shower cubicle with Mira Select mains shower over, part tiled, single radiator, tiled flooring, extractor, wall light.

### Bedroom Three

10'9" x 10'0" (3.30 x 3.07)



uPVC double glazed window to rear aspect, single radiator, wooden flooring, coving.

### Bedroom Four

10'0" x 8'0" (3.06 x 2.44)



uPVC double glazed window to rear aspect, wood effect flooring, single radiator, coving.

### Family Bathroom

6'9" x 6'2" (2.08 x 1.90)



Obscured uPVC double glazed window to side aspect, suite comprising pedestal wash hand basin, low level w/c, panelled bath with shower attachment over, part tiled, single radiator, tiled flooring, coving, extractor, wall light.

### Outside



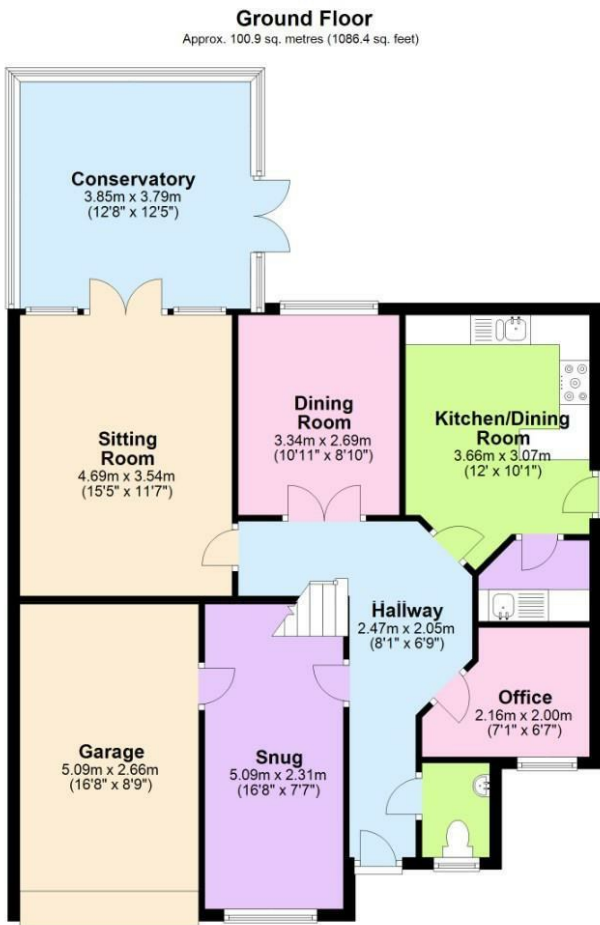
The front of the property has a block paved driveway providing off street parking for a couple of vehicles and access to the single garage. Access to the rear garden is via a wooden pedestrian gate to the side. The

rear garden had a patio area immediately adjacent to the property providing ample space for alfresco dining. The remainder is laid mainly to lawn with mature deep established borders containing a mixture of trees, shrubs and ground cover. A wooden shed is included in the sale with a slabbed area in front of the shed providing a further area for garden furniture. There is access to the rear garden on both sides of the property via wooden gates. The rear garden is enclosed mainly by featheredge wooden fencing and brick walling with coping stone.

**Directions**

Satnav BS31 1HR

# Floor Plan



Total area: approx. 184.3 sq. metres (1984.2 sq. feet)  
12 Limekilns close, Bristol

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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