



9 Aurelius Close, Bristol, BS31 2GB Offers In The Region Of £700,000

****NO ONWARD SALES CHAIN**** Situated on the sought after Somerdale estate is this immaculately presented FOUR BEDROOM DETACHED EXECUTIVE PROPERTY. This ideal family home is situated close to Keynsham train station and local shops and amenities. The property also benefits from uPVC double glazing, gas fired central heating, single garage, driveway providing off street parking and a south westerly facing 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. The property is within easy walking distance to Keynsham High Street offering 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



Tiled wood effect flooring, stairs rising to first floor landing, single radiator, understairs storage cupboard, doors to

Study



uPVC double glazed window to front aspect, small double radiator.

Utility/w/c



Obscured uPVC double glazed window to side aspect, tiled flooring, small single radiator, low level Roca w/c, a range of storage cupboards with built in AEG washing machine, quartz work surface, Roca single sink with mixer tap over, extractor, inset spots.

Kitchen



uPVC double glazed window to front aspect, double radiator, tiled wood effect flooring, a range of modern wall and floor units with quartz work surfaces over, 1 1/2 bowl sink with mixer taps over, built in fridge freezer, integral AEG full sized dishwasher, 5 ring AEG gas hob with marble splashback and contemporary extractor hood over, built in AEG oven and grill, inset spots, extractor, double doors opening to

Dining Room



uPVC double glazed window to rear aspect, tiled wood effect flooring, single radiator, doors to

Sitting Room



uPVC double glazed bi-folding doors to rear garden, double radiator.

First Floor Landing

Access to loft space, single radiator, airing cupboard housing pressurised water tank, doors to

Master Bedroom



uPVC double glazed windows to front aspect, single radiator, sliding mirrored wardrobes with hanging rail and shelving, door to

En Suite Shower Room



Suite comprising low level Roca w/c, wash hand basin with storage drawers beneath and mixer tap over, fully tiled shower cubicle with sliding glazed door and mains shower over, tiled flooring, part tiled walls, shaver point, chrome heated towel rail, inset spots, extractor.

Bedroom Two



uPVC double glazed window to front aspect, single radiator, mirrored wardrobes with hanging rail and shelving.

Bedroom Three



uPVC double glazed window to rear aspect, single radiator, fitted mirrored wardrobes with hanging rail and shelving.

Bedroom Four



uPVC double glazed window to rear aspect, single radiator, inset spot.

Family Bathroom



Obscured uPVC double glazed window to rear aspect, suite comprising low level Roca w/c, wash hand basin with storage drawers beneath and mixer tap over, panelled bath with part fixed glazed shower screen and mains shower over, part tiled walls, tiled flooring, large chrome heated towel rail, inset spots, extractor.

Outside



The front of the property has a driveway providing off

street parking and access to the single garage. The remainder is laid mainly to lawn with a slabbed pathway with steps leading to the front door with a low level planted border. The south westerly facing rear garden has a patio immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn offering a blank canvas to buyers. The rear garden is enclosed by brick walling and featheredge fencing, there is pedestrian access to the side.

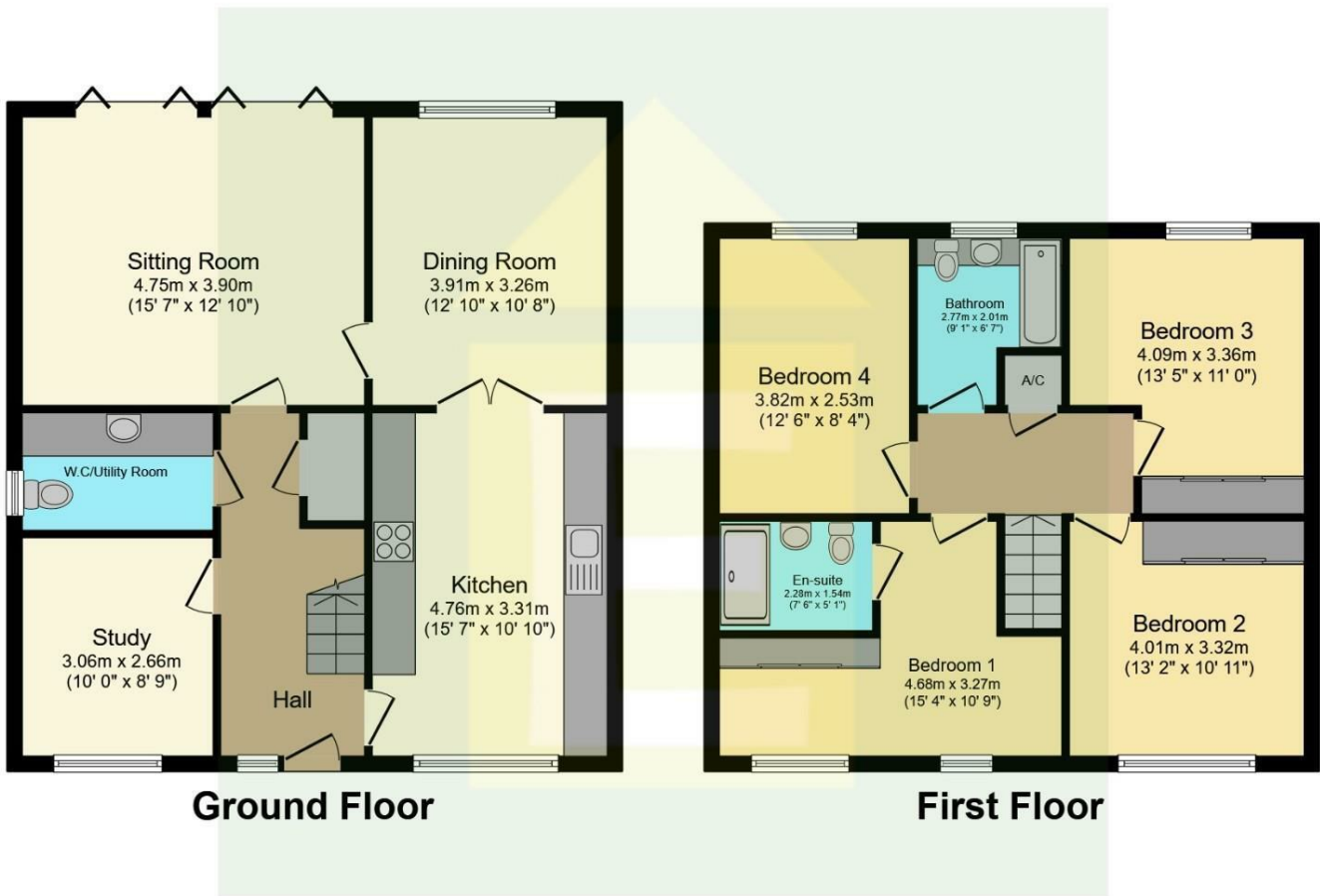
Single Garage

Pedestrian door to rear, wooden up and over door, power and light connected, eaves storage space.

Directions

Satnav BS31 2GB

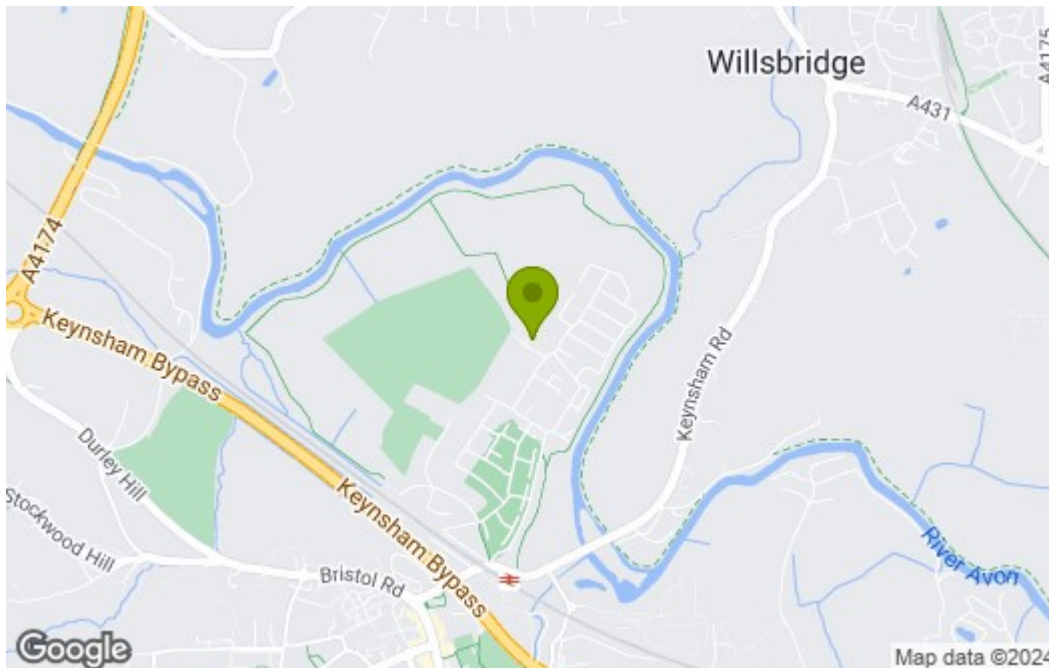
Floor Plan



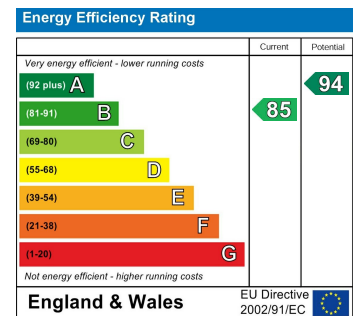
Total floor area 130.1 m² (1,400 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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