



### 25 Lulworth Road, Bristol, BS31 2PX

**Offers Over £450,000**

**\*\*NO ONWARD SALES CHAIN\*\*** A recently constructed THREE BEDROOM DETACHED BUNGALOW situated in quiet road in Keynsham close to local shops and amenities. This lovely property benefits from uPVC double glazing, gas fired central heating, driveway, garage 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

Stairs rising to first floor landing, wood effect flooring, storage space with shelving, understairs storage cupboard, doors to

### Kitchen/Dining Room

15'9" x 10'0" (4.82 x 3.07)



uPVC double glazed window to front aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated electric hob with fitted extractor over, integrated oven with space for microwave above, integrated fridge freezer and dishwasher, under unit and floor lighting, spot lights, wood effect flooring.

### Sitting Room

15'10" x 12'3" (4.85 x 3.75)



uPVC double glazed sliding patio doors to rear garden, double radiator.

### Bedroom Two

12'6" x 11'8" (3.82 x 3.56)



uPVC double glazed window to rear aspect, double radiator, door to garage/utility room, door to

### En Suite Shower Room

Obscured uPVC double glazed window to rear aspect, fully tiled shower cubicle with fitted shower attachment, close coupled w/c, was hand basin with mixer taps over and storage beneath, heated towel rail, spot lights.

### Garage/Utility Room

13'2" x 9'10" (4.03 x 3.00)

Space and plumbing for washing machine, space white goods including tumble drier, sink drainer unit with mixer taps over and storage beneath, further door to

### Storage Area

10'2" x 5'8" (3.12 x 1.74)

Door leading to rear aspect, sink drainer unit with mixer taps over and storage beneath.



### Bedroom Three

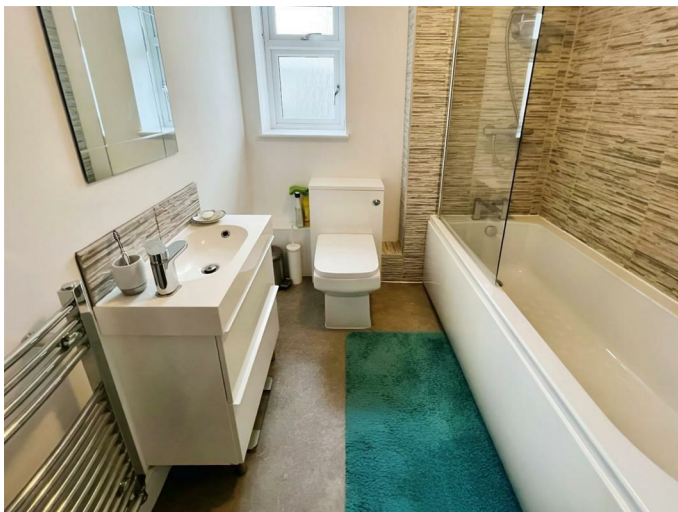
11'1" x 10'0" (3.38 x 3.07)



uPVC double glazed window to front aspect, double radiator.

### Family Bathroom

6'6" x 6'5" (2.00 x 1.96)



Obscured uPVC double glazed window to side aspect, suite comprising panelled bath with mixer taps and shower attachment over, wash hand basin with mixer taps over and storage beneath, close coupled w/c, heated towel rail, extractor fan.

### First Floor Master Bedroom

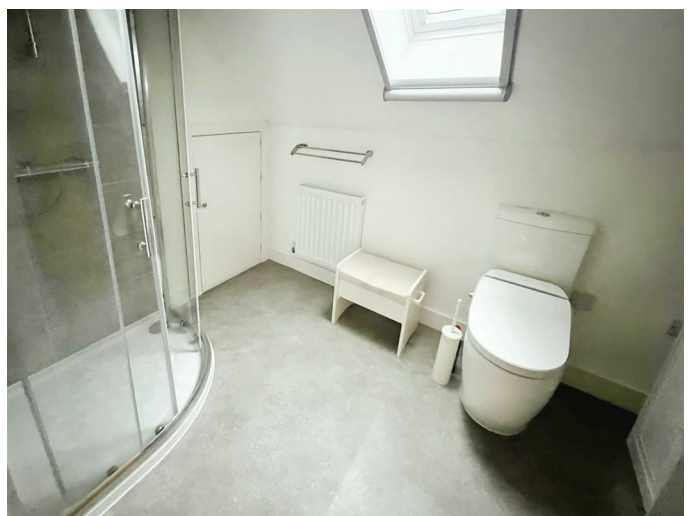
18'8" x 14'4" (5.70 x 4.38)



Double glazed Velux window to front aspect, 2 separate Velux double glazed windows to rear aspect, double radiator, fitted wardrobes, spot lights, door to

### En Suite Shower Room

9'4" x 5'11" (2.86 x 1.82)



Double glazed Velux window to side aspect, fully tiled shower cubicle with shower attachment over, close coupled w/c, wash hand basin with mixer taps over and storage beneath, single radiator, door to eaves storage space.

### Outside

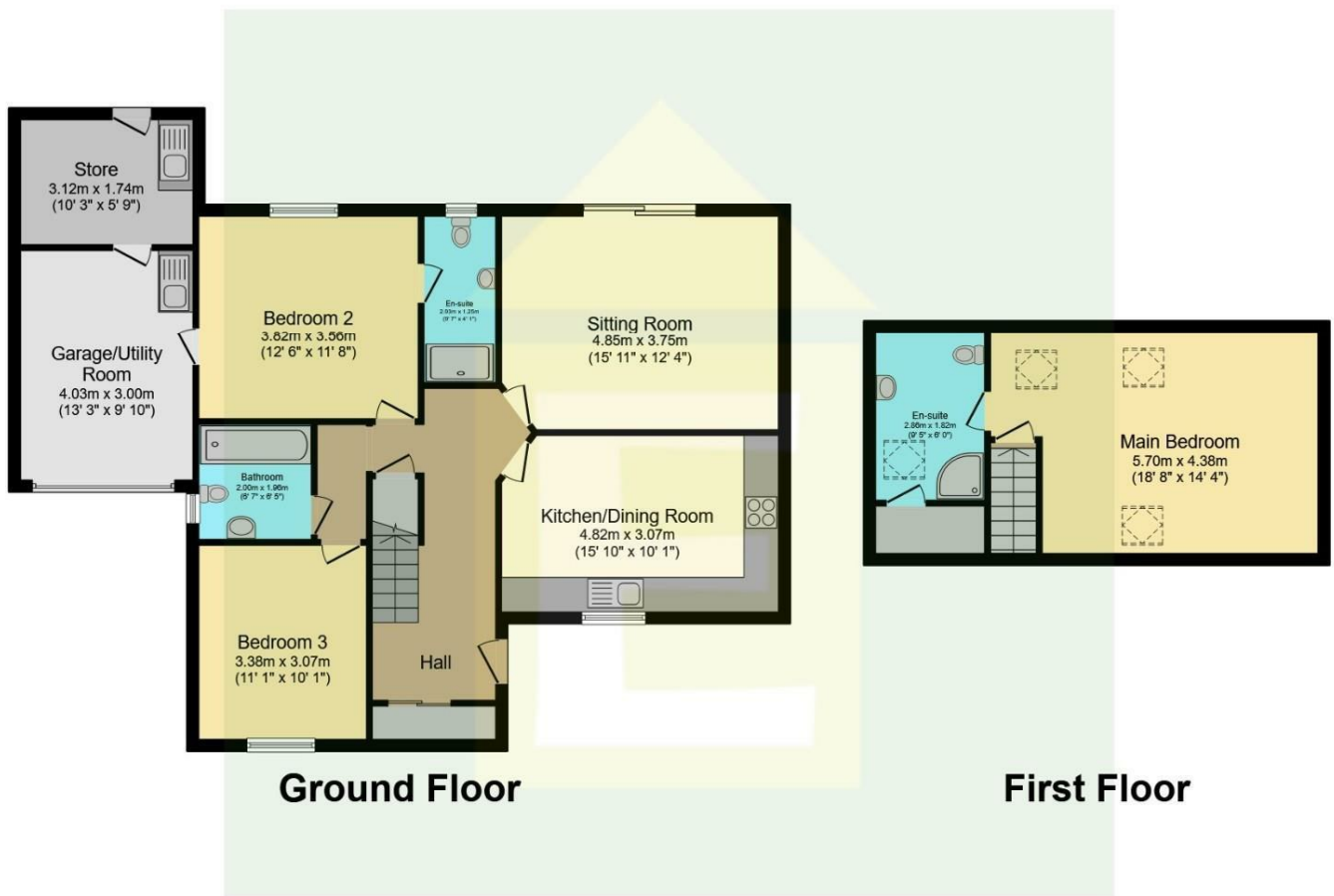


The front of the property has a driveway providing off street parking for several vehicles and access to the single via electric metal up and over door. The rear garden has a large patio area immediately adjacent to the property ideal for garden furniture, a remote controlled awning, raised borders for plants and shrubs, the remainder is laid mainly to lawn. A garden shed is included in the sale. The rear garden is fully enclosed by wooden fencing

### Directions

Sat Nav BS31 2PX

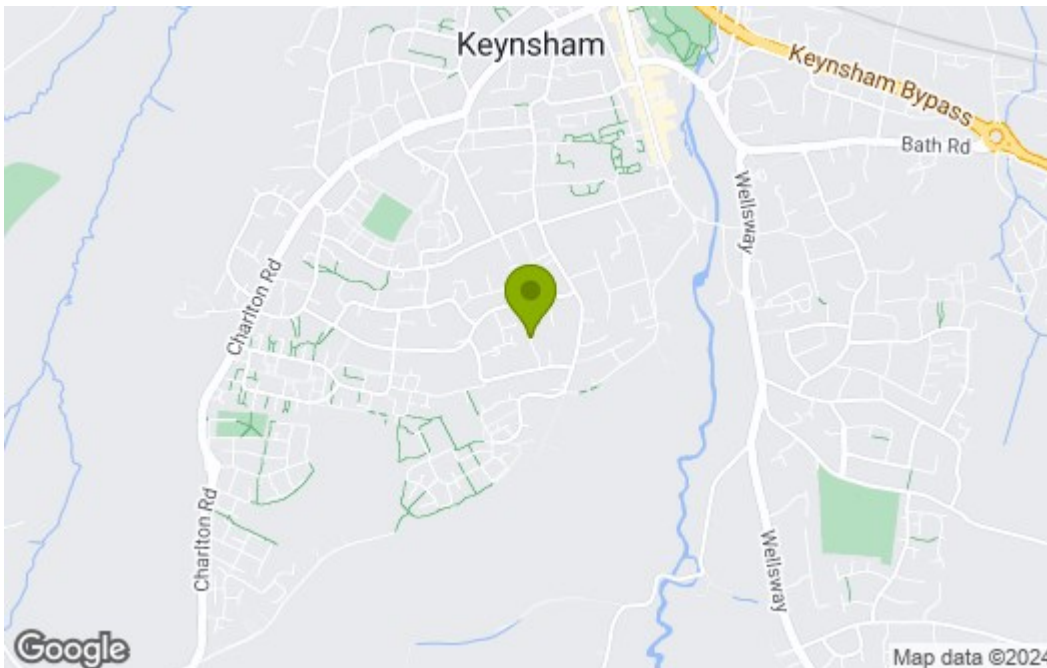
## Floor Plan



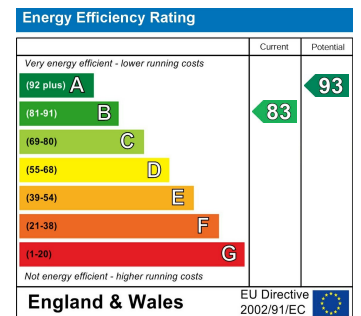
Total floor area 130.5 sq.m. (1,405 sq.ft.) approx

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.