



Canadian Cottage 17 Albert Road, Bristol, BS31 1AA

Offers Over £660,000

A GENEROUSLY SIZED CHARACTER COTTAGE dating back to the 1870's. This deceptively spacious charming cottage is situated close to Keynsham High Street and local amenities. "Canadian Cottage" is arranged over three floors (measuring in excess of 2,000sqft). Located in a sought-after area, this charming end of terrace property boasts a unique cottage feel with a stone fronted exterior. The property offers generous living accommodation arranged over three floors, ideal for families looking for space to relax and entertain. The property features an open-plan kitchen perfect for preparing meals while enjoying time with family and friends. With four bedrooms, this home provides ample space for a growing family. The master bedroom includes an en-suite bathroom and built-in wardrobes, while the other bedrooms offer comfortable living arrangements. The mature rear garden is a standout feature of this property, providing a private outdoor space with a BBQ area for al fresco dining and entertaining. Situated close to local amenities, shops, and the high street, this property offers the perfect blend of convenience and tranquillity. Don't miss the opportunity to make this unique cottage your new home.

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 with obscured glazed side panel into

Vestibule

Further door to

Hallway



Single radiator, coving, picture rail, stairs rising to Master Bedroom, doors to

Bedroom Three

12'2" x 11'8" (3.71 x 3.57)



uPVC double glazed window to front aspect, double radiator, wooden flooring, living flame gas fire with granite hearth, wooden surround and mantel over, coving, picture rail, central ceiling rose.

Bedroom Two

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



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

Family Bathroom

7'10" x 7'6" (2.40 x 2.29)



Obscured uPVC double glazed window to rear aspect, suite comprising wash hand basin with contemporary mixer tap over, tiled splashback and vanity mirror with storage beneath, low level w/c, p-shaped panelled bath with hinged glazed shower screen and mains rainfall shower with separate shower attachment over, bath area is fully tiled, remainder of bathroom is part tiled, tiled flooring, period style radiator, inset spots, extractor.

Snug

12'2" x 8'9" (3.72 x 2.67)



Double glazed window to rear aspect, single radiator, coving, steps rising to

Bedroom Four

12'2" x 8'7" (3.72 x 2.63)



Double glazed window to rear aspect, double radiator, wooden flooring, wall lights.

Open Plan Kitchen/Dining Room

12'5" x 11'8" (3.80 x 3.56)



Double French doors with fixed glazed side panels to decking and rear garden, double glazed window to side aspect, 2 Velux windows to rear aspect, wooden flooring, stairs descending to Sitting Room, a range of wall and floor units with part wooden part granite worksurfaces over, decorative tiled splashbacks, under unit lighting, space for Rangemaster cooker with decorative tiled splashback and Rangemaster extractor hood over, peninsula island with integrated full sized dishwasher, storage cupboard, Belfast sink with granite worksurface over, mixer tap, coving, floor lights. Dining Area - inset spots, wall lights, double radiator.

Sitting Room

19'7" x 15'7" (5.97 x 4.76)



uPVC double glazed window to rear aspect, 2 double radiators, wall lights, inset spots, tiled flooring, various decorative mosaic tiling, door to further reception space, storage cupboard with inset spots and shelving.

Music Room/Office

24'1" x 10'3" (7.35 x 3.14)



Double glazed window to rear aspect, double radiator, inset spots, tiled flooring, further door with step in into

Utility Area

12'5" x 9'2" (3.79 x 2.80)



uPVC double glazed pedestrian door to patio and rear

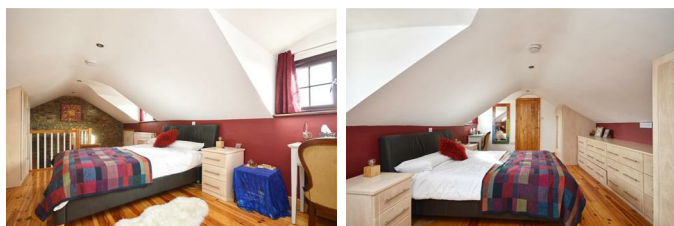
garden, window to rear aspect, a range of floor units with worksurface over, single stainless steel sink drainer unit, space and plumbing for white goods including washing machine, tumble drier and fridge, tiled flooring, inset spots, single radiator, step up with door and further steps to

Garage/Workshop

Metal up and over door, uPVC pedestrian door to front aspect, power and light is connected.

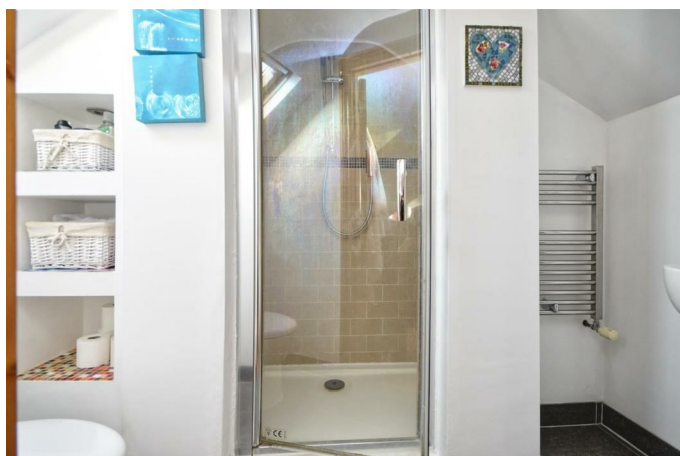
Master Bedroom

23'4" x 11'10" (7.12 x 3.63)



uPVC double glazed windows to rear aspect, double radiator, wooden flooring, access to eaves storage cupboards, exposed stone walling, inset spots, a range of fitted wardrobes and drawers, door to

En Suite Shower Room



Velux window to rear aspect, suite comprising low level w/c, pedestal wash hand basin with mixer tap over, fully tiled shower cubicle with hinged glazed door and mains shower over, inset spot, tiled flooring, chrome heated towel rail, mosaic tiled alcove shelving.

Outside



The front of the property has two entrances onto a block paved driveway providing off street parking for a number of vehicles. There are raised borders containing a mixture of shrubs, spring bulbs and perennials with a low level plum slate area ideal for storage of recycling bins etc. The front garden is mainly enclosed by block walling and natural stone walling with cock and hen finish. The mature rear garden is a huge benefit to this property with a raised wooden decking area with power points and wall lights immediately adjoining the property ideal for outside entertaining and enjoying pleasant views across the garden, steps lead down to the remainder of the garden which is laid mainly to lawn with mature deep planted borders containing a mixture of established shrubs, ground cover perennials and trees. There is also a lower patio area laid partly to slabbing and partly to plum slate with a pergola with an established rambling rose. An established wildlife pond and a further decking area, accessed via steps provides a further pleasant area for garden furniture. A wooden shed is also included in the sale. The rear garden is mainly enclosed by stone walling and a clipped evergreen hedge.

Directions

Sat Nav BS31 1AA

Floor Plan



Total area: approx. 207.0 sq. metres (2228.3 sq. feet)
17 Albert Rd, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		63	
(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	

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