



65 Charlton Road, Bristol, BS31 2JQ

Offers Over £800,000

Presented to a high standard throughout is this SIX BEDROOM SEMI DETACHED PERIOD PROPERTY situated within easy walking distance to Keynsham High Street and local amenities. This ideal family home benefits from uPVC double glazing, gas fired central heating, flexible living accommodation over three floors, period features throughout, a detached garage and workshop along with off street parking for a number of vehicles. An internal inspection is highly recommended to fully appreciate what is on offer.

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

Lobby

uPVC obscured double glazed window to side aspect, dado rail, storage cupboard with further obscured glazed door into

Hallway



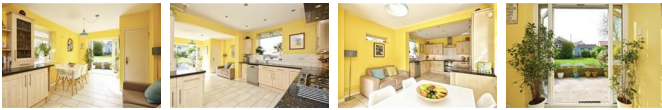
Stairs rising to first floor landing, wooden flooring, single radiator, coving, doors to

Downstairs W/C

Obscured uPVC double glazed window to side aspect, low level w/c, wash hand basin with chrome mixer taps and storage beneath, double radiator, dado rail.

L-Shaped Kitchen/Breakfast Room

29'3" x 16'8" (8.94 x 5.09)



Obscured uPVC double glazed windows to side and rear aspects, uPVC double glazed French doors with side panels to patio and rear garden, tiled flooring, 2 double radiators, storage cupboard with shelving, inset spots, a range of wall and floor units with worksurfaces over. 1 1/4 bowl sink drainer unit with mixer taps over, tiled splashbacks, 5 ring Belling gas hob with Belling electric oven and grill beneath, Hotpoint extractor hood over with fan and light, under unit lighting, plumbing for full sized dishwasher, space for freestanding American style fridge freezer, area for bar stools, cupboard housing Worcester Green Star floor mounted boiler. Dining Area - storage cupboard, uPVC obscured double glazed slim window to side aspect, shelving, space and plumbing for automatic washing machine.

Lounge

15'9" x 9'11" (4.81 x 3.04)



uPVC double glazed sash bay window to front aspect, double radiator, picture rail, double doors opening to

Dining Room

16'2" x 13'5" (4.95 x 4.11)



uPVC double glazed sash windows to front aspect, 2 large single radiators, feature gas living flame fire with granite hearth and wooden mantel with surround over, picture rails, period ornate panelled ceiling, wooden flooring.

Sitting Room

20'9" x 13'4" (6.35 x 4.08)



2 double radiators, single radiator, feature woodburning stove with granite hearth and marble surround and mantel over, picture rail, period coving, central ceiling rose, windows to conservatory, uPVC double glazed double doors to

Conservatory

11'4" x 10'9" (3.46 x 3.28)



uPVC double glazed pedestrian door to patio and rear garden, uPVC double glazed windows enjoying pleasant views across the garden, polycarbonate roof, tiled flooring, double radiator.

First Floor Landing

11'3" x 9'11" (3.45 x 3.04)



Obscured uPVC double glazed window to side aspect, coving, single radiator, further stairs leading to second floor, doors to

Master Bedroom

17'1" x 13'9" (5.23 x 4.20)



uPVC double glazed window to rear aspect, double radiator, coving, storage cupboards with hanging rail and shelving, door to

En-Suite Shower Room

9'1" x 6'1" (2.78 x 1.86)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with chrome mixer taps over, tiled splashbacks with storage cupboards beneath, fully tiled shower cubicle with sliding glazed door and mains shower over, extractor, wood effect flooring, inset spots, mirror with demister pad, shaving point, chrome heated towel rail.

Bedroom Two

16'1" x 13'9" (4.92 x 4.20)



2 uPVC double glazed sash windows to front aspect, 1 large single radiator, coving, double radiator, 2 built in sliding wardrobes with wooden shelving and hanging space,

Bedroom Three

16'8" x 10'11" (5.10 x 3.34)



Feature uPVC double glazed bay fronted sash windows to front aspect, double radiator, further door with steps down into

Bedroom Four

12'0" x 10'2" (3.67 x 3.10)

uPVC double glazed window to rear aspect, double radiator.

Family Bathroom

11'4" x 7'1" (3.47 x 2.18)



Obscured uPVC double glazed window to side aspect, suite comprising pedestal wash hand basin with chrome mixer taps over, low level w/c, large bath with mosaic tiled surround, side panel and splashbacks, mosaic tiled shower cubicle with sliding glazed doors with mains shower over, wood effect flooring, chrome heated towel rail, inset spots, light and extractor.

Separate W/C

Obscured uPVC double glazed sash windows to front

aspect, low level w/c, pedestal wash hand basin with tiled splashbacks, small electric heated towel rail, wood effect flooring.

Second Floor Landing



Velux window to side aspect, storage cupboards, access panel to eaves storage space, doors to

Shower Room

8'0" x 5'10" (2.44 x 1.79)



Low level w/c, pedestal wash hand basin, electric chrome heated towel rail, fully tiled shower cubicle with electric shower over, shaver point.

Bedroom Five

12'2" x 12'1" (3.71 x 3.70)



uPVC double glazed window to front aspect, access panel to eaves storage, further storage cupboard.

Bedroom Six

12'3" x 8'9" (3.75 x 2.68)



uPVC double glazed window to rear aspect, access panel to eaves storage, wall light, alcove shelving.

Outside



The front offers off street parking for several vehicles, there is pedestrian access to the rear of the property via a wooden gate. The front garden is mainly enclosed by Laurel evergreen hedging. The rear garden has a generously sized patio area immediately adjacent to the property ideal for alfresco dining, steps lead up with pathway leading to the garage and workshop at

the rear. The remainder is laid mainly to a level lawn with mature planted borders containing a mixture of ground cover, spring bulbs and herbaceous perennials. At the top of the garden there are small raised vegetable planters and a further seating area. The rear garden is mainly enclosed by stone walling with cock and hen finish and clipped standard hornbeam trees. Steps lead to the garage. To the front of the garage is a hard standing area with double wrought iron gates.

Double Garage

A good sized double garage with double doors and eaves storage space, shelving, space for white goods, uPVC double glazed window to rear garden, power and light is connected.

Workshop

Double doors with small step up into workshop, power and light is connected, obscured windows to rear aspect, eaves storage.

Directions

Satnav BS31 2JQ

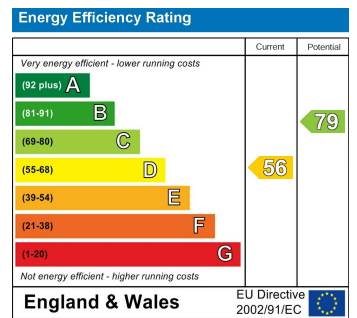
Floor Plan



Area Map



Energy Efficiency Graph



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