



## **1 The Redwoods Bristol Road, Bristol, BS31 2WB**

### **Offers In The Region Of £835,000**

Nestled in the charming town of Keynsham, this stunning house on Bristol Road offers a unique opportunity to own a beautifully designed home in an elevated position. Boasting five bedrooms (main with walk-through dressing room and direct access to the garden), this individual architect-designed property is sure to impress even the most discerning buyer.

Step inside to discover a contemporary kitchen that is perfect for creating culinary delights and modern bathrooms that offer both style and convenience. The landscaped gardens surrounding the property provide a tranquil oasis where you can relax and unwind after a long day.

With the added bonus of a double garage and off street parking, this property offers both style and practicality. Whether you're a growing family in need of space or someone who loves to entertain, this house has it all. Don't miss out on the chance to make this house your 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.



Access via front door into

### Lower Hallway

Stairs rising to first floor landing

### First Floor Landing



Inset spots, stairs rising to second floor, stairs descending to ground floor, radiator, doors to

### Bedroom Four

13'7" x 8'7" (4.15 x 2.63)



Double glazed window to front aspect, single radiator, built in wardrobes with fitted drawers, shelving and hanging space.

### Family Bathroom

10'11" x 6'9" (3.34 x 2.07)



Obscured double glazed window to rear aspect, a recently fitted contemporary bathroom comprising concealed cistern Laufen w/c, double sinks with mixer taps and storage cupboards and drawers beneath, shaver point, Jacuzzi Phoenix bath with controls and rainfall shower with separate attachment over, part fixed hinged shower screen, built in tv, inset spots, extractor, contemporary wall mounted chrome electric heated towel rail, fully tiled, tiled flooring.

### Dressing Room (to main bedroom)

13'8" x 8'0" (4.18 x 2.46)



Double glazed window to front aspect, single radiator, a range of built in fitted wardrobes with shelving, hanging rail and fitted drawers, opening with steps leading down into

### Main Bedroom

12'7" x 11'9" (3.85 x 3.60)



Double glazed pedestrian door to garden, double glazed windows to side aspect, double radiator.

### Ground Floor

Double radiator, hanging space, doors to

### Bedroom Three

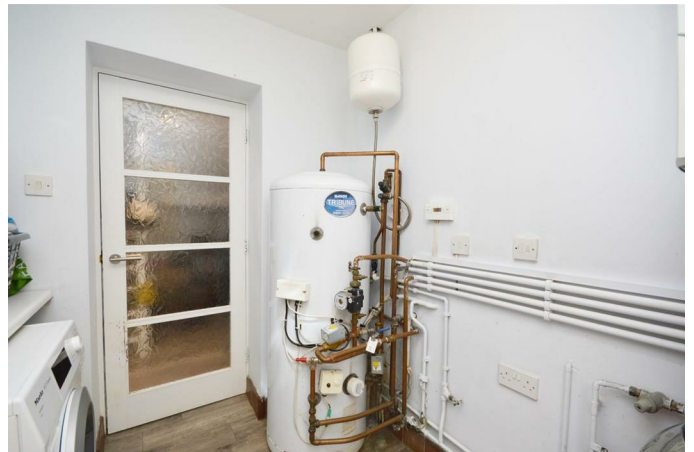
15'10" x 10'0" (4.84 x 3.05)



2 double glazed windows to rear aspect, double radiator, inset spots, hinged door to airing cupboard with wooden shelving for linen and single radiator.

### Utility Room

6'7" x 6'6" (2.02 x 2.00)



Pedestrian double glazed door with matching window to side aspect, wall mounted Worcester boiler, pressurised water tank, wall and floor units with work surface over, stainless steel sink drainer unit, space and plumbing for washing machine, wood effect flooring.

### Garage

16'9" 15'9" (5.12 4.81)

Electric up and over door, power and light connected, double glazed pedestrian door with matching window to side aspect, inset spots, space for further white goods including fridge and freezer.

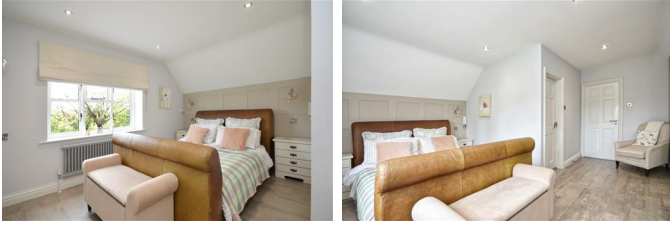
### Second Floor Landing



Velux window, stairs rising to third floor, doors to

### Bedroom Two

16'2" x 15'6" (4.93 x 4.74)



Double glazed window to front aspect, single radiator, wall lights, inset spots, wood effect flooring, a range of fitted drawers, wardrobe with hanging space and shelving, door to

### En-suite W/C / Shower Room

7'3" x 6'6" (2.21 x 2.00)



Velux window to side aspect, a recently fitted suite comprising Laufen low level w/c, contemporary ceramic sink with Laufen chrome mixer tap over and storage cupboard beneath, shaver point, walk in shower cubicle with mains shower and rainfall shower over, part fixed glazed, part hinged door into shower with floor drain, fully tiled, tiled flooring, separate Hansgrohe control panel for shower, contemporary chrome electric heated towel rail, inset spots, extractor.

### Separate W/C



Velux window to side aspect, low level w/c, wash hand basin with mixer tap over, chrome heated towel rail, part tiled walls, tiled flooring, inset spots.

### Store

10'1" x 7'3" (3.08 x 2.23)

Shelving and light.

### Bedroom Five

12'2" x 7'3" (3.73 x 2.21)



Double glazed window to rear aspect, wood effect flooring, double radiator, inset spots.

### Third Floor

Opening to

### Kitchen/Dining Room

30'6" x 11'10" (9.30 x 3.62)



Double glazed opening doors with matching side



panels to conservatory, double glazed window to front aspect, double glazed window to rear aspect enjoying views over the garden, radiator, contemporary gas fire with sandstone hearth, surround and mantel over, coving, inset spots, tile effect flooring, a range of modern contemporary units with a range of floor to ceiling fitted cupboards. built in full sized fridge, larder cupboard with pull out drawers, integrated Samsung oven, built in microwave and warming drawer, 1 1/2 bowl contemporary sink drainer unit, Corian work surface with modern mixer tap over, full sized integrated Bosch dishwasher, large island with an area for bar stools, a range of pan drawers and cupboards, Fisher and Paykel 5 ring induction hob with modern rising extractor, door to

### Sitting Room

12'10" x 10'5" (3.92 x 3.18)



Double glazed window to front aspect enjoying pleasant far reaching views, single radiator, inset spots, coving, central ceiling rose.

### Conservatory

12'2" x 12'2" (3.73 x 3.73)



Windows to both rear and side aspects, glazed pitched roof, wall lights, tiled flooring, 2 double radiators, uPVC double doors to patio and rear garden.

### Outside



The mature rear garden is arranged over a couple of levels and offers a good degree of privacy with established trees, shrubs, borders that contain a mixture of spring bulbs, herbaceous perennials, roses and climbers. There are a few patio areas, one leading from the main bedroom onto a sunken patio area ideal for dining furniture, steps lead up to a further area of patio ideal for garden furniture with railway sleeper raised borders containing ground cover, established shrubs. There is access to a patio area adjacent to the conservatory with well stocked raised borders with steps leading to a further area at the top of the garden which is laid mainly to lawn with a good selection of trees and shrubs. There is also a further area of patio ideal for BBQ and entertaining. The front of the property has a driveway providing ample off street parking for a number of vehicles and access to the garage, a wrought iron gate gives access to the side of the property with a couple of areas laid to lawn and a planted border containing spring bulbs and roses and shrubs. Steps lead up to the front door with a wall light and entry intercom system.

### Directions

Sat nav BS31 2WB

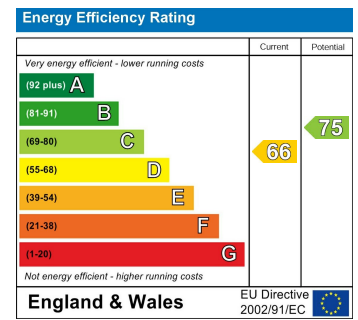
# Floor Plan



# Area Map



# Energy Efficiency Graph



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