



### **8 Hestia Close, Bristol, BS31 2GQ**

### **Offers Over £400,000**

A recently constructed Persimmon detached three bedroom property situated on the outskirts of Keynsham. This lovely family home is presented to a high standard throughout and benefits from gas fired central heating, uPVC double glazing, master bedroom with en suite shower room, an enclosed rear garden and single garage with driveway. 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 contemporary modern front door into

### Hallway

Tiled effect flooring, single radiator, further door to

### Sitting Room

16'2" x 10'1" (4.94 x 3.08)



uPVC double glazed window to front aspect, double radiator, door to

### Inner Hallway

Stairs rising to first floor landing, single radiator, doors to

### Downstairs W/C

Suite comprising pedestal wash hand basin with chrome mixer tap over, low level w/c, tile effect flooring, single radiator, extractor, light.

### Kitchen/Dining Room

18'10" x 7'8" (5.76 x 2.36)



uPVC double glazed window to rear aspect, uPVC double glazed patio doors giving direct access to the rear garden, a range of modern white high gloss fronted units with work surface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps, 4 ring electric hob with oven and grill beneath, modern extractor hood over, integrated fridge and freezer, integrated full size Zanussi dishwasher, built in washing machine, cupboard housing Ideal Logic gas boiler, tile effect flooring, double radiator.

### First Floor Landing

uPVC double glazed window to side aspect, access to loft space, over stairs storage cupboard, doors to

### Family Bathroom

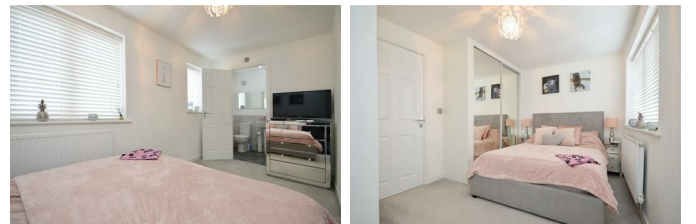
8'6" x 5'6" (2.61 x 1.70)



Suite comprising low level w/c, pedestal wash hand basin with chrome mixer taps, panelled bath, part tiled, wall mounted chrome heated towel rail, shaver points, tile effect flooring, extractor.

### Master Bedroom

14'4" x 9'4" (4.39 x 2.86)



uPVC double glazed windows enjoying pleasant views over the front of the property. single radiator, built in mirrored wardrobes with hanging rail and shelving, door to



### En Suite Shower Room

6'10" x 4'3" (2.09 x 1.31)



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, pedestal wash hand basin with chrome mixer taps over, fully tiled shower cubicle with mains Mira shower over, part tiled, extractor, tile effect flooring, chrome heated towel rail.

### Bedroom Two

11'3" x 8'6" (3.43 x 2.60)



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

### Bedroom Three

10'1" x 7'11" (3.08 x 2.42)



uPVC double glazed window to rear aspect, fitted wardrobes single radiator.

### OUTSIDE

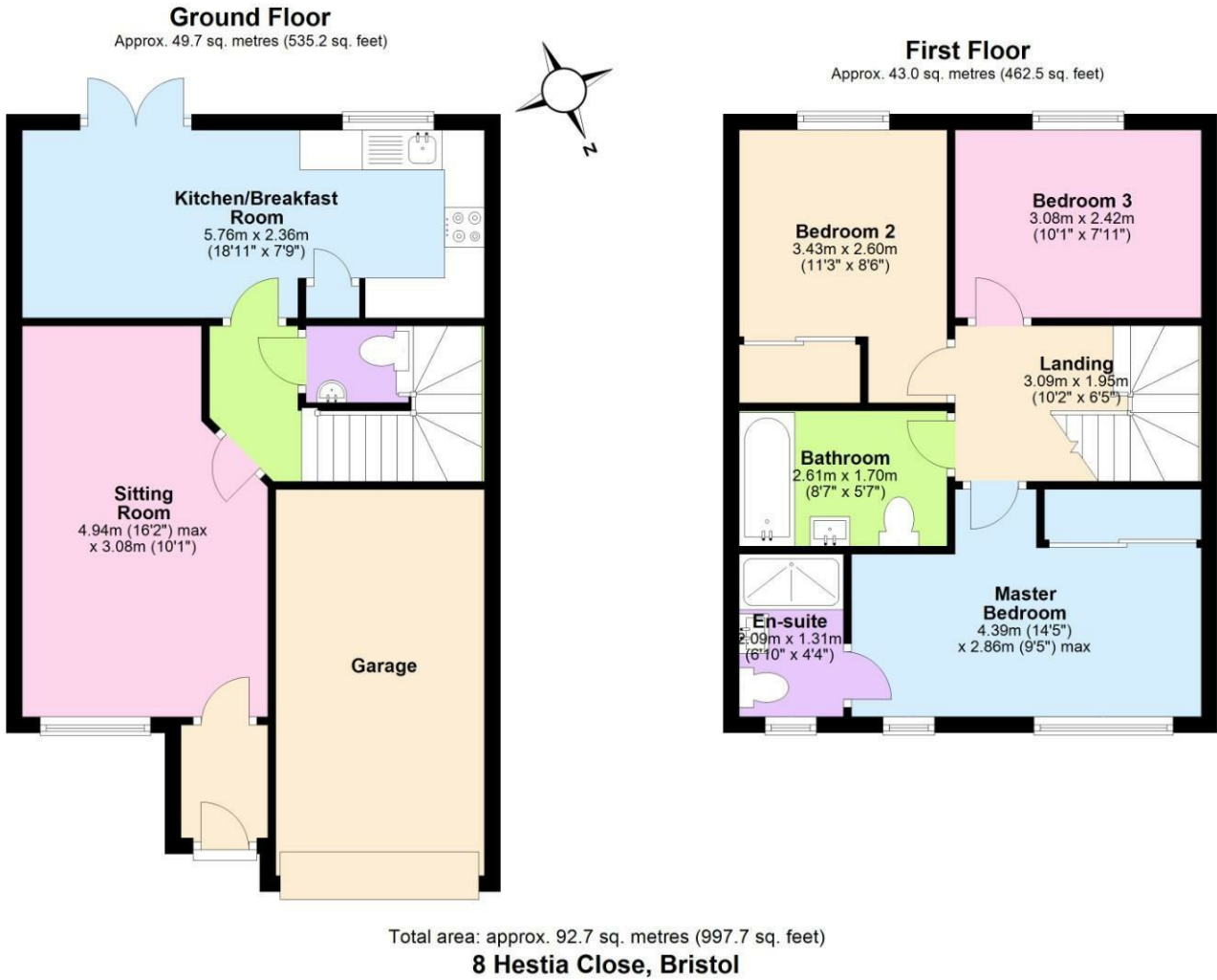


The FRONT of the property has a driveway providing off street parking and access to the SINGLE GARAGE with electric roller door, power and light connected. The remainder is laid to plumb slate with a low level border. Pedestrian access to the rear of the property is via a wooden close board gate. The REAR garden has a slabbed patio area providing an area for garden furniture, the remainder is laid mainly to plumb slate with an area laid to artificial lawn and a decking area providing further space for outside entertaining. The rear garden is fully enclosed by wooden close board and feather edge fencing.

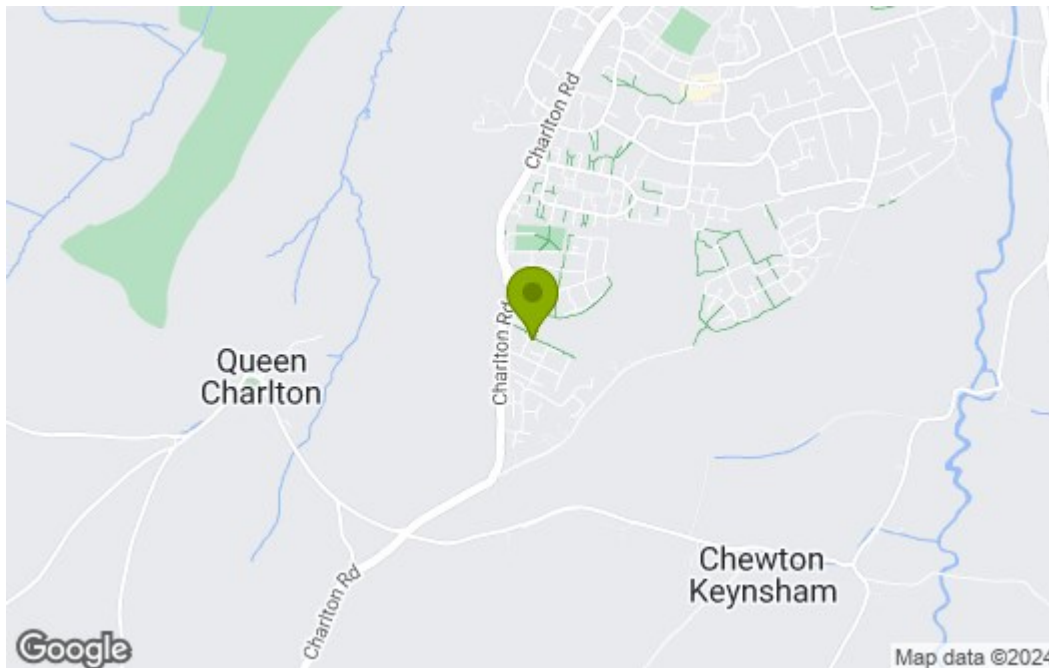
### Directions

Satnav BS31 2GQ

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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