



9 Dragons Hill Gardens, Keynsham, BS31 1LN

Offers Over £450,000

****VENDOR SUITED**** A fantastic FOUR BEDROOM MID TERRACED house offering contemporary style and design throughout with a vast private rear garden and access to a shared paddock.

Dragons Hill Gardens is a group of terraced houses built by Cowlin & Son with architects Stride Treglown influenced by the modernist Span Developments of Eric Lyons.

The house offers a superb location just south of the Bath Road, with close proximity to well-regarded local schools, Chandag Infant and Junior and Wellsway Secondary. It is within walking distance of a range of local amenities including the railway station, the Memorial Park, the High Street, and a Waitrose supermarket. The attractions of both Bristol and Bath, and their universities, are within easy commuting distance.

Entrance via modern composite front door giving direct access into

Hallway

10'1" x 7'8" (3.09 x 2.35)



Obscured uPVC double glazed window to front aspect, stairs rising to first floor landing, wall mounted radiator, doors to

Downstairs W/C

Obscured uPVC double glazed window to side aspect, low level w/c, wash hand basin with mixer taps over and storage cupboard beneath, tiled flooring, part tiled walls.

Office/Bedroom Four

9'11" x 6'4" (3.03 x 1.94)



uPVC double glazed window to rear aspect enjoying pleasant views up the garden, single radiator, wood effect flooring.

Utility Room

5'10" x 5'9" (1.79 x 1.76)



uPVC double glazed window to rear aspect, single circular stainless steel sink with mixer taps over, worksurface area with storage cupboard beneath, space and plumbing for automatic washing machine and tumble drier, fully tiled walls, tiled flooring, further uPVC double glazed door to

Boot Room

6'1" x 5'4" (1.87 x 1.64)

uPVC double glazed French doors to decking and rear garden with shelving and hooks for outdoor clothing. Double doors to garage.

First Floor Landing

5'7" x 10'9" (1.72 x 3.29)

Further stairs rising to second floor, door to

L Shaped Kitchen Dining Room

12'0" x 19'2" (3.67 x 5.85)



Kitchen - uPVC double glazed window to front aspect, a range of wall and floor units with worksurface over, 1 1/4 bowl sink drainer unit with contemporary mixer tap over, under unit lighting, 4 ring gas hob with oven and grill beneath and extractor hood over, space and plumbing for full sized dishwasher, space for freestanding fridge freezer, part tiled walls, opening to Dining Area - uPVC double glazed picture window to front aspect, contemporary wall mounted radiator, wood effect flooring, opening into

Sitting Room

23'3" x 19'2" (7.10 x 5.85)



2 uPVC floor to ceiling double glazed windows giving amazing garden views and flooding the room with natural light.

Second Floor Landing

Access to loft space via pull down ladder, door to storage cupboard, separate door to airing cupboard with wooden shelving for linen and hot water tank, doors to

Main Bedroom

12'11" x 10'0" (3.94 x 3.07)



uPVC double glazed window to rear aspect, single radiator, inset spots, space for freestanding wardrobes, wood effect flooring.

Bedroom Two

8'4" x 9'10" (2.55 x 3.00)



uPVC double glazed window to front aspect, single radiator, wood effect flooring, open storage area with hanging space.

Bedroom Three

9'11" x 8'10" (3.03 x 2.70)



uPVC double glazed window to rear aspect, single radiator, wood effect flooring.

Family Bathroom

6'11" x 5'7" (2.12 x 1.71)



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, pedestal wash hand basin, p-shaped panelled bath with curved glazed shower screen and shower attachment over, fully tiled walls, tiled flooring, wall mounted heated towel rail, inset spots.

Outside



The front of the property has a driveway providing off street parking for a vehicle with a pathway leading to the front door. The remainder is laid mainly to lawn with a fruit tree. The mature, well stocked rear garden is a huge benefit to the property with borders containing a good selection of herbaceous perennials, plants, shrubs and trees. There is a decking area immediately adjacent to the property ideal for al fresco dining, there is also a separate area at the top of the garden providing a further seating area to enjoy the late afternoon sun. The rear garden is enclosed mainly by wood panel fencing and trellis along with clipped shrubs. A pathway gives access to the shared communal paddock (available only to houses on this side of the road, i.e. Odd Numbers). This offers a wonderful backdrop of mature trees and a safe environment for family recreation.

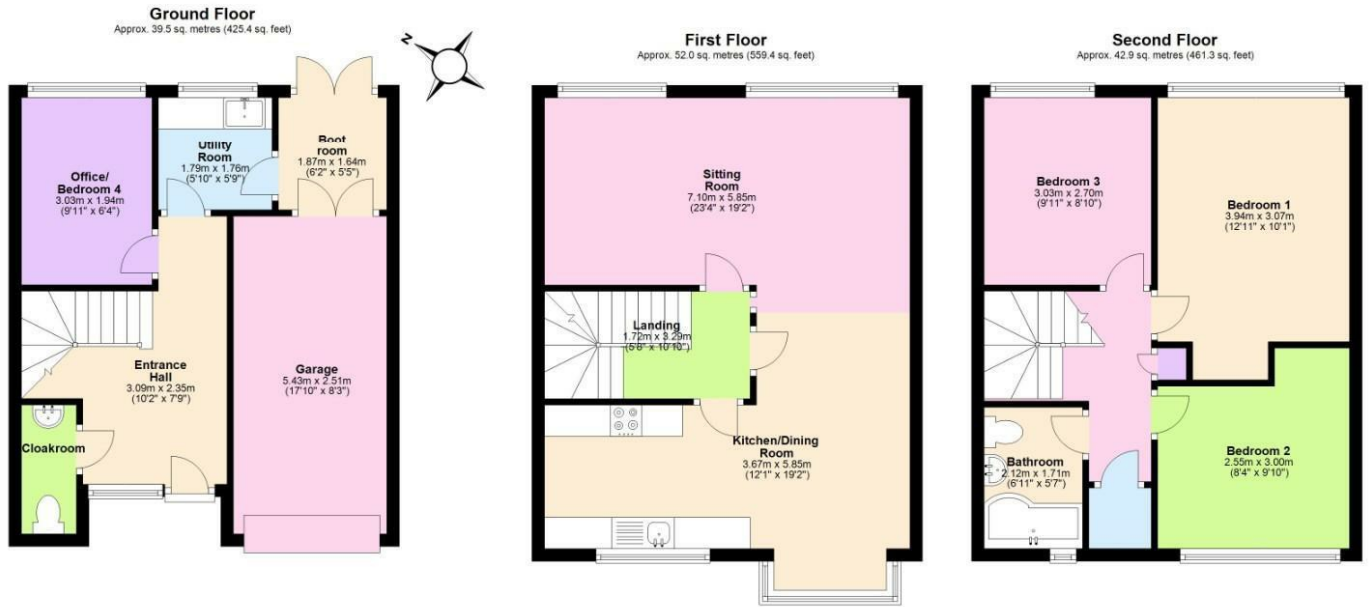
Garage

Metal up and over door, power and light is connected.

Directions

Sat Nav BS31 1LN

Floor Plan

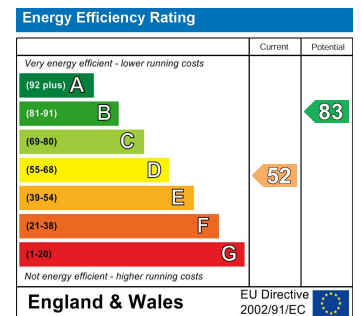


Total area: approx. 134.3 sq. metres (1446.1 sq. feet)

Area Map



Energy Efficiency Graph



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