



4 Dragons Hill Close, Bristol, BS31 1LL

£415,000

Nestled in the charming Dragons Hill Close, Keynsham, Bristol, this THREE BEDROOM SEMI DETACHED PROPERTY is a true gem waiting to be discovered. Step inside to find an immaculately presented interior that is sure to impress even the most discerning buyer. The open plan kitchen and dining room provide a wonderful space for entertaining guests or enjoying family meals. The addition of a utility room and downstairs shower room adds convenience to everyday living.

Parking is always a breeze with space for two to three vehicles, ensuring you never have to worry about finding a spot after a long day. And with off-street parking, coming home will always be a stress-free experience. For those with green fingers or a love for the outdoors, the enclosed rear garden is a tranquil oasis where you can relax and unwind. Well-tended and thoughtfully landscaped, this outdoor space is perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

Conveniently located just a short walk to Keynsham Memorial Park and Keynsham train station along with the highly regarded Wellsway School, this property offers not just a beautiful home, but a lifestyle of ease and convenience. Don't miss out on the opportunity to make this house your home sweet home in the heart of Keynsham.

Entrance via composite front door with uPVC double glazed obscured side panel into

Porch

2 uPVC double glazed obscured windows to both side aspects, tiled flooring, door to

Hallway

Wood effect flooring, double radiator, stairs rising to first floor landing, doors to

Sitting Room



uPVC double glazed feature bay window to front aspect, wall mounted contemporary radiator, understairs storage cupboard, living flame gas fire with stone effect surround, wood effect flooring, feature Hive system and ADT alarm, open plan through to

Kitchen/Dining Room



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated Neff induction hob with Neff extractor hood over, AEG cooker, integrated microwave, dishwasher and fridge freezer, wall unit housing Worcester combination boiler, island with breakfast bar area and storage beneath, radiator, built in larder storage cupboard, spot lights, door to utility room, opening to

Family Room

uPVC double glazed doors to side aspect, further uPVC double glazed patio doors to rear garden, double radiator, wood effect flooring.

Utility Room

Space and plumbing for washing machine, space for tumble drier with worksurface over, space for additional freestanding fridge freezer, door to storage area, door to inner hallway.

Storage Area

Metal up and over door to front aspect, Velux window to side aspect.

Inner Hallway

uPVC double glazed obscured door to rear aspect, Velux window to side aspect, tiled flooring, folding doors to

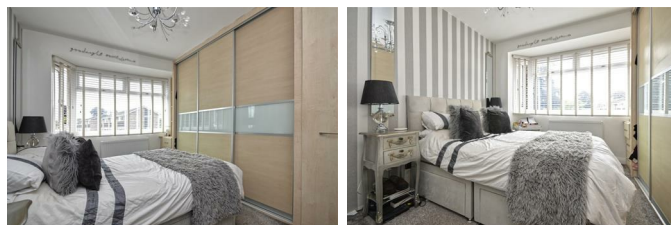
Downstairs Shower Room

uPVC double glazed obscured window to rear aspect, corner shower cubicle with shower attachment over, close coupled w/c, wash hand basin with mixer taps over, heated towel rail, extractor fan, fully tiled, tiled flooring.

First Floor Landing

uPVC double glazed obscured window to side aspect, access to loft hatch, doors to

Main Bedroom



uPVC double glazed feature bay window to front aspect, single radiator, built in Sharps wardrobes.

Bedroom Two



uPVC double glazed window to rear aspect, double radiator.

Bedroom Three



uPVC double glazed window to rear aspect, single radiator.

Family Bathroom



uPVC double glazed obscured window to front aspect, suite comprising panelled bath with rainfall shower attachment over, wash hand basin with mixer taps over and storage beneath, close coupled w/c, heated towel rail, fully tiled, spots.

Outside



The front of the property has a block paved driveway providing off street parking for several vehicles with a further area of gravel. Metal up and over door gives access to the storage area. The rear garden has a decking area and patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with an additional patio ideal for

further garden furniture. A generously sized garden shed with power and light is also included in the sale. An ornamental pond is situated at the bottom of the garden. The rear garden is fully enclosed by wooden fencing.

Directions

Sat Nav BS31 1LL

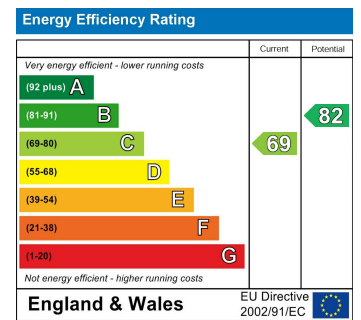
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.