



## 15 Daisy Close, Bristol, BS31 1FQ Offers Over £600,000

Situated in Daisy Close, Keynsham, this recently constructed Taylor Wimpey built four-bedroom detached family home is a true gem waiting to be discovered. As you step inside, you'll be greeted by a beautifully presented property that exudes warmth and comfort. The spacious layout includes four double bedrooms, two of which boast en suite facilities, offering both luxury and convenience for your family.

One of the highlights of this property is its proximity to open countryside, allowing you to enjoy the tranquility of nature right at your doorstep. Imagine waking up to the serene views and fresh air every morning - a true retreat from the hustle and bustle of city life. The well-maintained enclosed rear garden provides the perfect space for outdoor gatherings, children's playtime, or simply unwinding after a long day. Additionally, the garage and driveway offer ample parking space for your vehicles, ensuring both convenience and security for you and your family. Don't miss the opportunity to make this house your home - a place where cherished memories are waiting to be created.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. The property is within easy walking distance to Keynsham High Street offering 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

### Hallway



Stairs rising to first floor landing, understairs storage area, storage cupboard, double radiator, doors to

### Downstairs W/C

Pedestal wash hand basin with mixer taps over, single radiator, close coupled w/c, extractor, tiled flooring.

### Dining Room

1069'6" x 9'8" (326 x 2.95)



uPVC double glazed window to front aspect, single radiator.

### Study

9'7" x 9'5" (2.94 x 2.89)



uPVC double glazed window to front aspect, single radiator.

### Kitchen/Breakfast Room

15'10" x 12'8" (4.85 x 3.87)



uPVC double glazed doors opening to rear garden with 2 uPVC double glazed floor to ceiling matching side panels, a range of wall and floor units with work surface over, 1 1/4 sink drainer unit with mixer taps over, integrated appliances including oven, fridge freezer, dishwasher, washing machine, gas hob with extractor over, wall unit housing combination boiler, water softener, double radiator, tiled flooring.

### Sitting Room

14'9" x 13'7" (4.51 x 4.16)



uPVC double glazed doors opening to rear garden with 2 floor to ceiling uPVC double glazed matching side panels, 2 single radiators.

### First Floor Landing

Access to loft space which is partially boarded with lighting, single radiator, airing cupboard with wooden shelving for linen and housing hot water tank, doors to

### Main Bedroom

14'0" x 10'9" (4.28 x 3.30)



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

### En Suite Shower Room



Obscured uPVC double glazed window to rear aspect, suite comprising pedestal wash hand basin with mixer taps over, close coupled w/c, fully tiled shower cubicle with shower attachment, single radiator, part tiled, tiled flooring, extractor.

### Bedroom Two

12'11" x 11'5" (3.96 x 3.48)



uPVC double glazed window to front aspect enjoying countryside views, single radiator, fitted wardrobes, door to

### En Suite Shower Room



Obscured uPVC double glazed window to front aspect, pedestal wash hand basin with mixer taps over, fully tiled shower cubicle with shower attachment, close coupled w/c, part tiled, tiled flooring, extractor.

### Bedroom Three

10'11" x 9'10" (3.35 x 3.02)



uPVC double glazed window to front aspect enjoying countryside views, single radiator.

### Bedroom Four

9'7" x 8'9" (2.93 x 2.69)



uPVC double glazed window to rear aspect, single radiator.

## Family Bathroom

6'10" x 6'2" (2.09 x 1.88)



Obscured uPVC double glazed window to side aspect, suite comprising panelled bath with shower attachment over, pedestal wash hand basin with mixer taps over, close coupled w/c, single radiator, part tiled, tiled flooring, extractor.

## Outside



The front of the property is laid mainly to lawn with a pathway leading to the front door. The rear garden has a patio immediately adjacent to the property ideal for outside entertaining, the remainder is laid mainly to lawn. A garden shed is also included in the sale. The rear garden is fully enclosed by wooden fencing with a pedestrian gate giving access to the front and a further gate giving access to the driveway offering off street parking for 2 vehicles and access to the single garage with up and over door and power and light connected. The property also has the added benefit of a side garden which is also fully enclosed.

## Directions

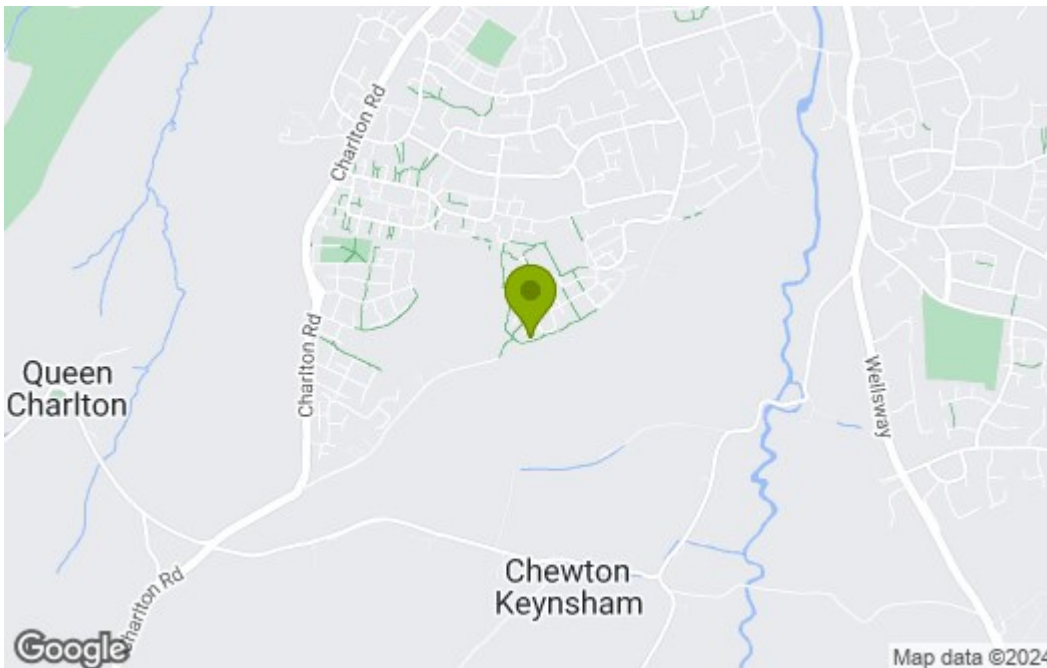
Sat Nav BS31 1FQ

## Floor Plan



Total area: approx. 128.7 sq. metres (1384.9 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		84	
(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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