



45 Linnet Way, Bristol, BS31 2FN Offers In The Region Of £475,000

Welcome to this stunning property located in Linnet Way, Keynsham, Bristol. This immaculate four-bedroom house is a true gem that has been recently constructed and exceptionally well-maintained. Upon entering, you are greeted by two spacious reception rooms that offer ample space for entertaining guests or simply relaxing with your family. The property boasts four generously sized bedrooms, providing plenty of room for a growing family or for those who enjoy having extra space.

With three modern bathrooms, there will be no more waiting in line during the morning rush. The convenience of multiple bathrooms is truly a luxury that this property offers. Located in Keynsham, this property benefits from being close to public transport links, making commuting a breeze for those who work in the city or need to travel frequently.

Don't miss out on the opportunity to own this beautiful home in a desirable location. Book a viewing today and experience the charm and comfort that this property has to offer.

Entrance via composite front door into

Hallway

Stairs rising to first floor, doors to sitting room and kitchen dining room, door to storage cupboard with fitted shelving, under stair storage cupboard, door cloakroom, wooden effect flooring

Cloakroom / WC

Close coupled WC, wash hand basin with mixer taps, extractor fan, single radiator

Kitchen Dining Room

16'2" x 10'5" (4.95 x 3.18)



UPVC double glazed windows to front aspect, UPVC double glazed window and patio doors to side aspect, fitted kitchen with a range of wall and floor units and marble work surface over, sink drainer unit with mixer taps over, integrated AEG oven and hob with fitted extractor hood, integrated microwave and fridge freezer, integrated wine cooler, dishwasher and washing machine. Under unit and floor lighting. Dining area has space for dining room table and a double radiator.

Sitting Room

16'2" x 10'2" (4.95 x 3.10)



Two UPVC double glazed windows to front aspect, UPVC double glazed window to side aspect, single radiator

First Floor Landing



Storage cupboard housing hot water tank, stairs rising to second floor

Family Bathroom

6'7" x 6'2" (2.02 x 1.89)



UPVC double glazed frosted glass window to side aspect, fitted bath with mixer tap, pedestal wash hand basin with mixer taps, close coupled WC, single radiator, extractor fan

Bedroom One

11'0" x 10'5" (3.36 x 3.18)



UPVC double glazed window to side and front, single radiator, fitted wardrobe space. Door to En Suite.

En Suite Shower Room



UPVC double glazed frosted glass window to side aspect, shower cubicle and shower attachment, pedestal wash hand basin with mixer tap, close coupled WC, extractor fan, single radiator

Bedroom Two

10'6" x 10'3" (3.22 x 3.14)



UPVC double glazed window to front and side, single radiator, fitted wardrobe space

Second Floor Landing

UPVC double glazed window to front aspect, doors to bedroom three and four, single radiator.

Bedroom Three

13'1" x 10'6" (3.99 x 3.22)



UPVC double glazed window to side aspect, Velux window to front aspect, single radiator, fitted wardrobe space

Bedroom Four

13'0" x 9'10" (3.98 x 3.02)



UPVC double glazed window to side aspect, Velux window to front aspect, double radiator, fitted wardrobe space, door to En Suite Shower Room.

En Suite / Jack and Jill Shower Room

7'0" x 4'11" (2.14 x 1.51)



Shower cubicle with shower attachment, close

coupled WC, wash hand basin with mixer tap, extractor fan, single radiator

OUTSIDE

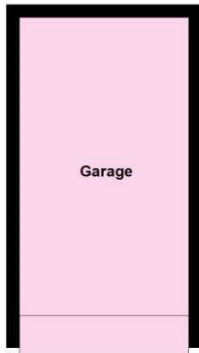


The REAR garden has decking immediately adjoining the property, ideal for garden furniture. The remainder is laid to patio for ease of maintenance, fully enclosed by brick walling and wooden fencing. A side gate provides pedestrian access into the garden. There is also a garage situated nearby.

Floor Plan

Ground Floor

Approx. 54.6 sq. metres (587.6 sq. feet)



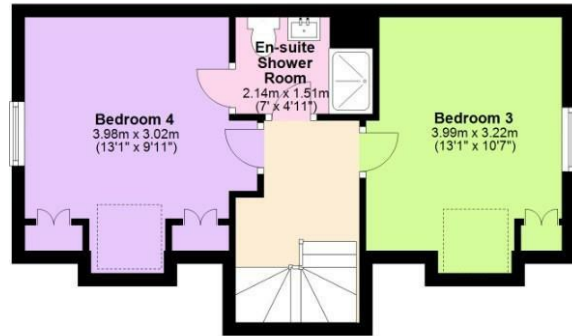
First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



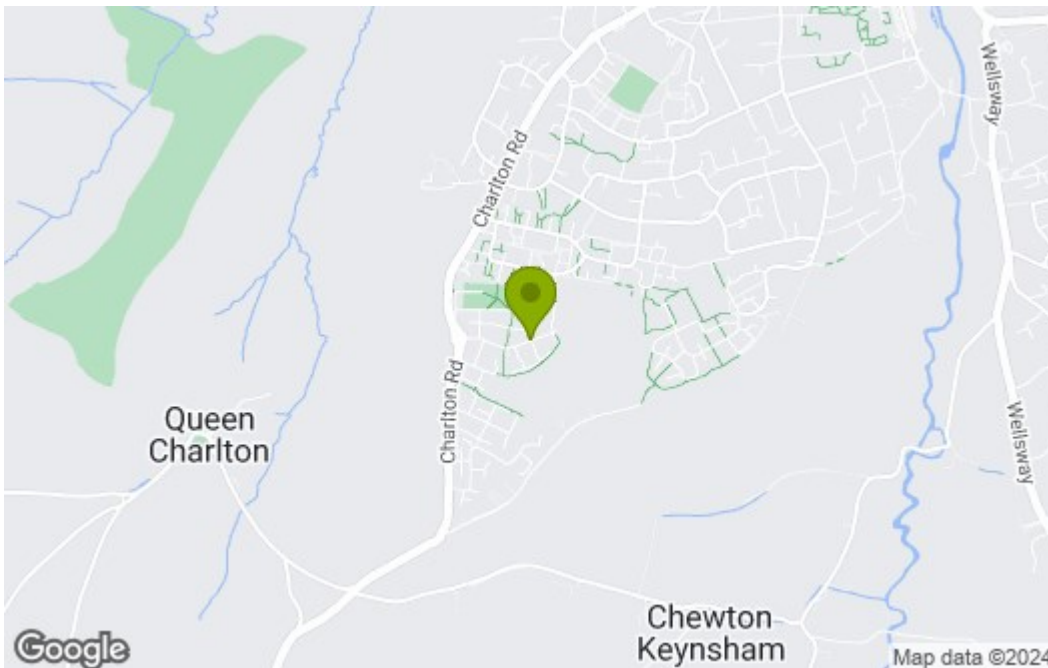
Second Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 130.1 sq. metres (1400.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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