



7 Hurn Lane, Bristol, BS31 1RH
Offers In The Region Of £850,000

Recently renovated to an extremely high standard throughout is this attractive four bedroom detached family home situated on Hurn Lane within easy walking distance to the well regarded Wellsway and Chandag Schools. This stunning property benefits from a recently fitted contemporary kitchen/dining room to the rear, contemporary luxury bathroom/shower rooms, underfloor heating throughout the ground floor, a good sized rear garden, burglar alarm, garage and driveway providing ample off street parking. An internal viewing 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 front wooden door with matching side panels into (door made by Apple Joinery)

Covered Porch

Tiled flooring, further step up via multi glazed door with obscured glazed side panels into

Hallway



Engineered limed oak flooring, stairs rising to first floor landing, under stairs storage cupboard with light and extractor, doors to

Downstairs W/C



Utopia built in furniture with Corian work top, sink with mixer tap over, concealed cistern w/c, tiled flooring, extractor.

Snug

14'7" x 9'10" (4.45 x 3.00)



Feature bay window to front aspect, glass fronted remote control gas fire with limestone surround, hearth and mantel over, engineered limed oak flooring.

Living Room

20'9" x 11'5" (6.34 x 3.48)



Feature bay window to front aspect, ivory log burner with limestone surround and hearth with wooden mantel over, leaded patio doors with matching side panels to patio area.

Kitchen/Dining Room

21'5" x 17'8" (6.53 x 5.40)



Windows to both side and rear aspects, large lantern roof, limestone flooring from Fired Earth, a hand built in frame cabinetry by Neptune and Foxon and Foxon including 3 sets of drawers, carousel corner unit, bin store, towel rail, large pantry with lighting, ash plate rack, dresser with lights and glass display and wine rack, Siemens under counter fridge, Bosch built in fridge freezer, Neff integrated dishwasher, built in Hotpoint microwave oven, double Belfast ceramic sink

with Perrin and Rowe mixer taps, Quooker hot tap and rinser tap, large island with ash work top and end panel with USB ports and an area for bar stools, Rangemaster cooker with large cooker hood and extractor fan, quartz work surfaces with upstands and sills, ceiling spot lights, and additional remote control lighting, leaded uPVC double glazed pedestrian door to side patio and garden, door to

Utility Room

7'1" x 8'0" (2.18 x 2.46)

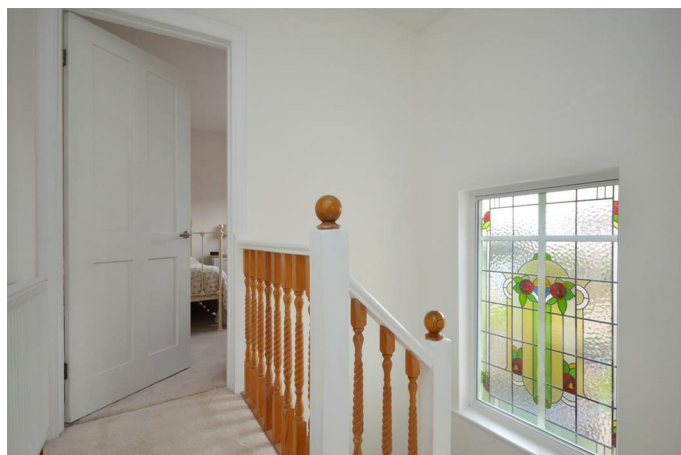
Frosted leaded window and pedestrian door to side aspect, limestone flooring. A range of storage cupboards, worksurface with sink unit, mixer taps over. Space and plumbing for automatic washing machine. Further door to

Garage

14'0" x 7'5" (4.29 x 2.28)

Metal up and over door, hot water system with pressurised tank and manifold for underfloor heating system, power and light.

First Floor Landing



Original stained glass window with secondary glazing to rear aspect, single radiator, access to loft space, doors to

Master Bedroom

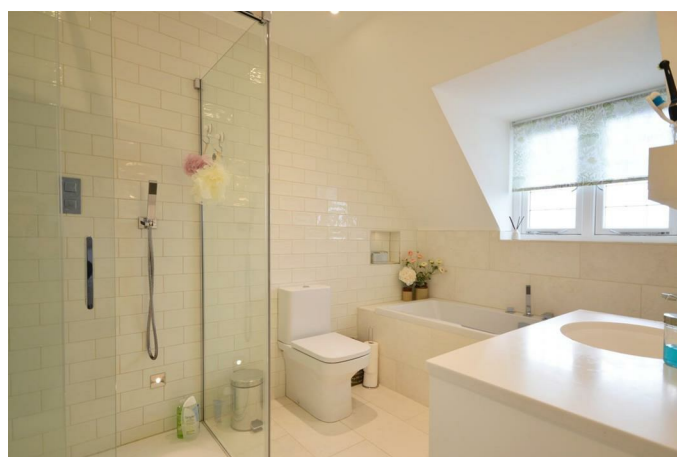
18'2" x 11'5" (5.54 x 3.49)



Dual aspect double glazed windows to both front and rear aspects, double radiator, luxury hand built fitted wardrobes with dressing table, door to

Ensuite Bathroom

10'7" x 6'10" (3.24 x 2.09)



Obscured leaded window to front aspect, marble tiled floor and bath side from Mandarin Stone, 1/2 tiled with crackle style glazed tiles from Mandarin Stone, alcove lighting, spot lights, wall lights, electric under floor heating, heated towel rail, Oak vanity sink unit, Astro Merlin shower cubicle with 10mm safety glass and mains shower over, Vado storm shower head and Truestone shower tray, Corian double ended bath with Vado shower attachment.

Bedroom Two

16'11" x 9'10" (5.16 x 3.01)



Feature bay window to front aspect, curved single radiator, storage cupboard housing wall mounted Worcester gas boiler with power and light.

Bedroom Three

10'8" x 11'5" (3.26 x 3.49)



Leaded double glazed window to rear aspect, double radiator.

Bedroom Four

13'8" x 7'4" (4.19 x 2.24)



Dual aspect leaded double glazed windows to both side and small window to front aspect, single radiator

Family Bathroom

10'8" x 5'11" (3.26 x 1.81)



Obscured leaded double glazed window to rear aspect, suite comprising panelled bath, concealed cistern w/c, sink with mixer taps over, fully tiled walk in shower cubicle with rainfall shower over, wood effect tiled flooring.

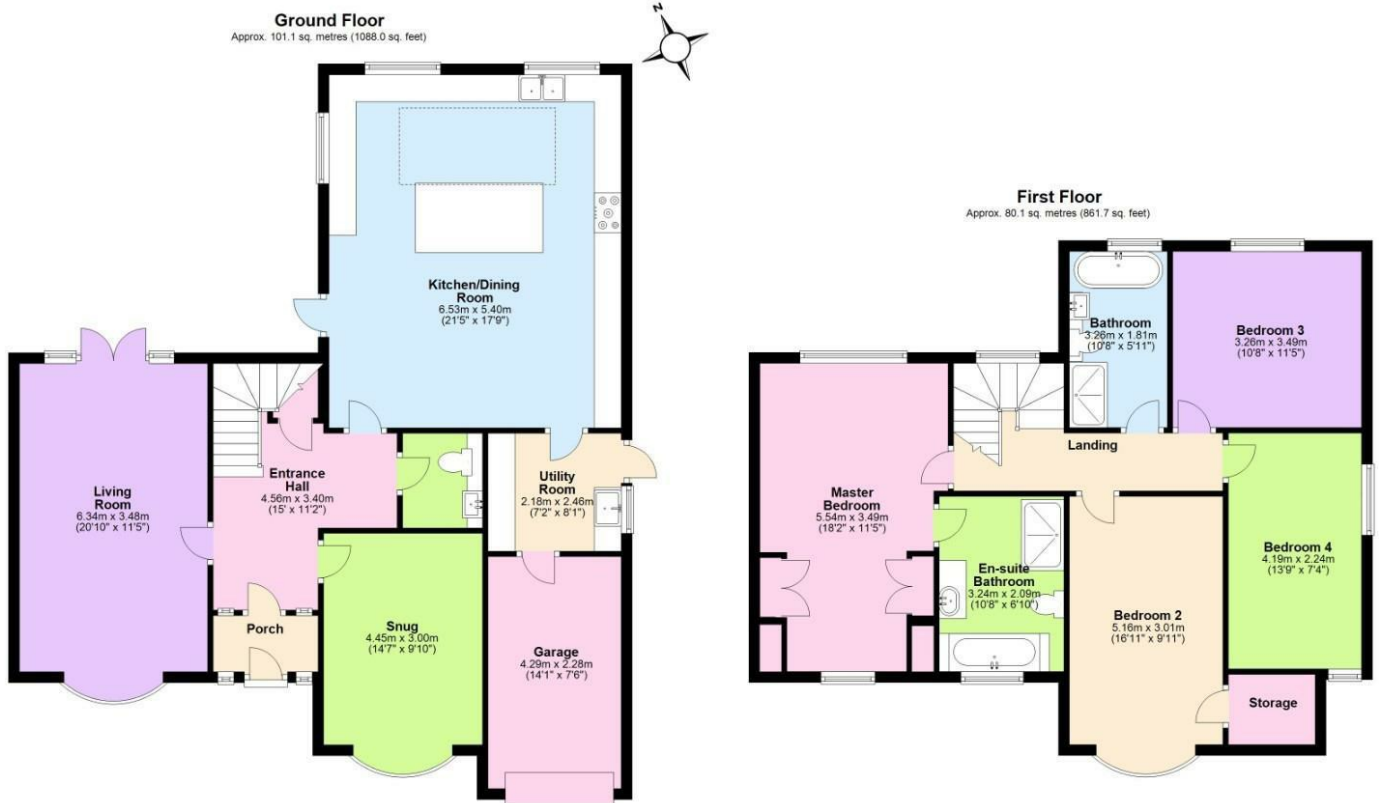
OUTSIDE



The front of the property has a block paved driveway providing ample parking and access to the garage, the remainder is laid mainly to lawn with mulched borders containing mature shrubs. The rear garden is of a good size benefiting from a slabbed patio area adjacent to

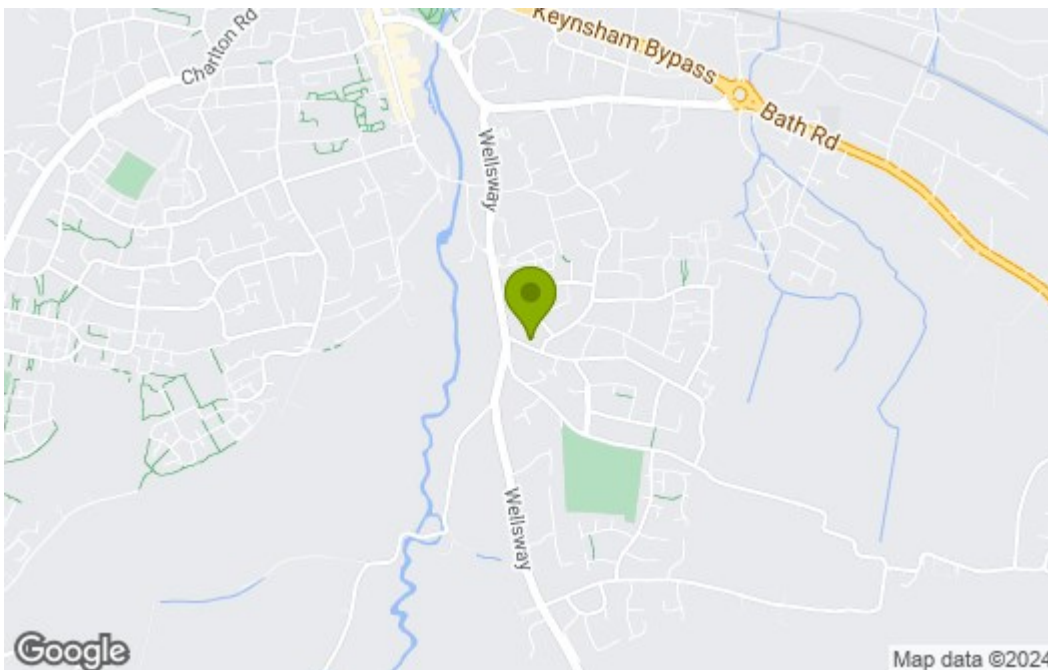
the side and rear of the property, the remainder is laid mainly to a level lawn with mature borders containing a mixture of plants and shrubs. A garden shed is also included in the sale. The rear garden is enclosed by walling and wood panel fencing.

Floor Plan

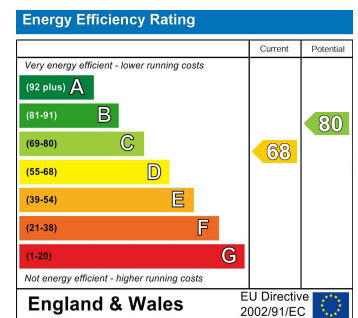


Total area: approx. 181.1 sq. metres (1949.7 sq. feet)
7 Hurn lane , Keynsham, Bristol

Area Map



Energy Efficiency Graph



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