



9 Summerleaze, Bristol, BS31 2BZ Offers In The Region Of £450,000

Nestled in the charming location of Summerleaze, Keynsham, this exquisite four-bedroom link detached house is a true gem waiting to be discovered. As you step into this property, you are greeted by not just one, but two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. Boasting four generously sized bedrooms, this home offers ample space for a growing family or those in need of a home office or hobby room. The bathroom provides a relaxing sanctuary to rejuvenate and unwind. Situated in a peaceful cul de sac, this property is just a stone's throw away from the heart of Keynsham high street and the train station, providing convenience at your doorstep. The recently developed Somerdale area adds a modern touch to this traditional setting.

This family home is equipped with modern comforts including gas fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout. The addition of a conservatory brings a touch of elegance and a seamless connection to the outdoors. Parking is made easy with its driveway, while the westerly facing mature rear garden offers a tranquil retreat for outdoor relaxation or al fresco dining. Keynsham's prime location between Bristol and Bath makes it a commuter's dream, with excellent road and rail links at your disposal. Keynsham High Street is a hub of activity, offering a plethora of shops, pubs, and restaurants to explore. The award-winning Memorial Park is a delightful spot for leisurely strolls, while top-rated primary and secondary schools make this area ideal for families.

Don't miss the opportunity to make this meticulously maintained property your new home sweet home in the heart of Keynsham.

Entrance via front door with obscured part glazed side panel into

Hallway



Stairs rising to first floor landing, wood effect flooring, contemporary wall mounted radiator, good sized storage cupboard with hanging rail and shelving, doors to

Downstairs W/C



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, wash hand basin with chrome mixer tap over and storage beneath, contemporary radiator, part tiled walls, tile effect flooring.

Sitting Room

16'3" x 11'6" (4.97 x 3.53)



uPVC double glazed window to front aspect, coving, fireplace with hearth and surround, period style radiator, sliding pocket door into

Kitchen/Dining Room

18'1" x 10'4" (5.52 x 3.15)



uPVC double glazed window to rear aspect, a range of wall and floor units. 1 1/4 Franke bowl sink drainer unit with mixer tap over, tiled splash backs, under unit lighting, full sized integrated Bosch dishwasher, Neff electric hob with built in rising extractor, integrated double Neff ovens, space for freestanding fridge freezer, wood flooring, small radiator, inset spots, pantry cupboard with shelving, uPVC double glazed door to storage area and utility room. Dining Area - wall mounted contemporary radiator, wood flooring, sliding patio doors to

Conservatory

12'9" x 7'4" (3.91 x 2.26)



uPVC double glazed windows to decking and rear garden, uPVC double glazed windows to rear aspect, polycarbonate roof, wood effect flooring, wall lights.

Store Area

8'11" x 7'8" (2.73 x 2.35)

uPVC double glazed door to driveway, further door to

Utility Area

8'11" x 7'2" (2.73 x 2.19)

Tiled flooring, window to rear aspect, pedestrian door to decking and rear garden, shelving, wall mounted Worcester gas boiler, space and plumbing for white goods including fridge freezer, washing machine and tumble drier.

First Floor Landing



Access to loft space, uPVC double glazed window to side aspect, doors to

Master Bedroom

10'4" x 9'11" (3.15 x 3.04)



uPVC double glazed window to rear aspect, wall mounted contemporary radiator, space for freestanding wardrobe.

Bedroom Two

10'4" x 9'11" (3.17 x 3.03)



uPVC double glazed window to front aspect, period style radiator.

Bedroom Three

10'2" x 7'8" (3.12 x 2.35)



uPVC double glazed window to front aspect, wall mounted period style radiator.

Bedroom Four/Study

7'8" x 6'11" (2.34 x 2.13)



uPVC double glazed window to rear aspect, wall mounted period style radiator.

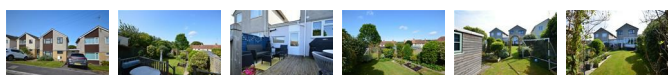
Family Bathroom

10'11" x 6'0" (3.33 x 1.84)



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, pedestal wash hand basin with chrome mixer tap over, p-shaped paneled bath with fixed glazed shower screen and mains shower over with separate shower attachment, chrome heated towel rail, wood effect flooring, fully tiled, central ceiling light, extractor.

Outside



The front of the property is laid mainly to lawn with a planted border adjacent to the house containing a mixture of plants and shrubs. A tarmac driveway

provides off street parking. The westerly facing rear garden is a huge benefit to the property with a wooden deck area with balustrade immediately adjoining the property ideal for outside entertaining, steps then lead down to the remainder of the garden which is laid mainly to lawn with mature planted borders containing a mixture of ground cover, perennials and clipped flowering shrubs. A wooden shed is also included in the sale. There is a further area at the bottom of the garden suitable for a trampoline. The rear garden is enclosed mainly by wooden featheredge fencing and wood paneled fencing.

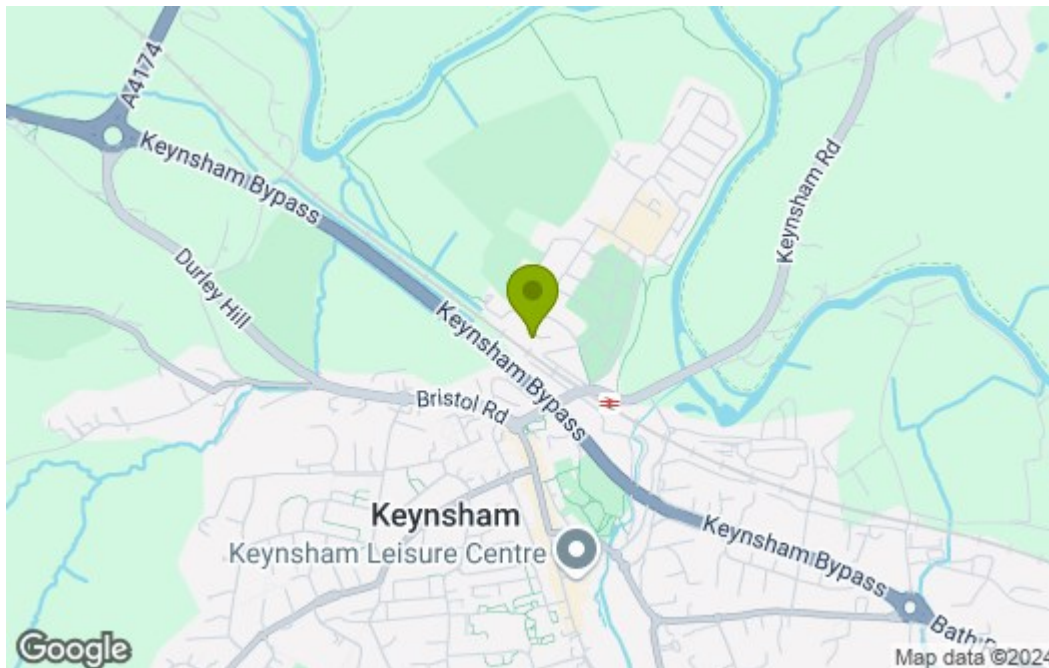
Directions

Sat Nav BS31 2BZ

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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