



101 Linnet Way, Bristol, BS31 2FN Offers In The Region Of £410,000

Positioned in Linnet Way of Keynsham, this delightful semi-detached house offers a perfect blend of modern comfort and convenience. Boasting four bedrooms spread across three floors, this well-maintained property is a true gem. Built just 8 years ago, this home features uPVC double glazing and gas fired central heating, ensuring warmth and energy efficiency. The low maintenance enclosed rear garden provides a tranquil outdoor space, while the single garage and off-street parking offer practicality in a bustling area.

Keynsham's prime location between the vibrant cities of Bristol and Bath makes it a sought-after spot with excellent road and rail connections. The local High Street is a hub of activity, offering a range of shops, pubs, and eateries to explore. Additionally, the area boasts an award-winning Memorial Park and top-notch primary and secondary schools, making it an ideal place for families.

Don't miss out on the opportunity to make this lovely property your new home in the heart of Keynsham - where modern living meets historic charm.

Entrance via front door into

Hallway



Stairs rising to first floor landing, single radiator, wood effect flooring, doors to

Downstairs W/C



Suite comprising low level w/c, small single radiator, corner pedestal wash hand basin with chrome mixer taps over and tiled splash backs, light, extractor, wood effect flooring.

Kitchen

14'7" x 8'1" (4.47 x 2.48)



uPVC double glazed window to front aspect, a range of wall and floor units with Quartz work surface over, 1 1/4 bowl sink with mixer taps over, 5 ring AEG gas hob with

splash back and extractor and light over, integrated fridge and freezer, AEG oven and integrated AEG microwave, slimline wine cooler, full sized integrated AEG dishwasher and AEG washing machine, extractor, inset spots, double radiator.

Sitting/Dining Room

18'7" x 12'1" (5.68 x 3.69)



uPVC double glazed patio doors with side panels giving access to the decking and rear garden, 2 double radiators, under stairs storage cupboard.

First Floor Landing



Stairs rising to second floor, airing cupboard with wooden shelving for linen and 150 litre pressurized hot water tank, doors to

Bedroom Two

14'4" x 8'4" (4.39 x 2.55)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

12'3" x 8'4" (3.74 x 2.55)



uPVC double glazed window to front aspect, single radiator.

Bedroom Four

9'1" x 6'3" (2.78 x 1.93)



uPVC double glazed window to rear aspect, radiator.

Family Bathroom

6'9" x 6'4" (2.08 x 1.94)



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, pedestal wash hand basin with mixer taps over, tiled splash back, paneled bath with part hinged glazed shower screen and shower attachment over, fully tiled over the bath area, wood effect flooring, single radiator, extractor, light.

Second Floor Landing

Single radiator, storage cupboard housing Ideal Logic gas boiler, door to

Master Bedroom

23'9" x 11'4" (7.26 x 3.47)



2 Velux windows to rear aspect enjoying far reaching views towards Kelston, 2 double radiators, access to loft space, a range of mirror fronted wardrobes with hanging rails, shelving and drawers, further built in storage cupboard with hanging rail and shelving, door to

En Suite

8'1" x 6'3" (2.47 x 1.92)



Obscured uPVC double glazed window to front aspect, wood effect flooring, suite comprising low level w/c, wash hand basin with chrome mixer tap over and storage beneath, fully tiled walk in shower cubicle with sliding glazed door and mains shower over, small double radiator, extractor, light.

Outside



The rear garden has a decking area with balustrade immediately adjoining the property ideal for garden furniture, there is direct access via a pedestrian door into the garage, wooden steps lead to a lower patio area and an area laid to artificial lawn for ease of

maintenance. There is also a triangular shaped raised railway sleeper border with a mature cherry tree. The rear garden is enclosed mainly by brick walling and wooden fencing. The front of the property has a planted border and slabbed steps leading up to the front door.

Garage

Power and light connected, metal up and over door.

Directions

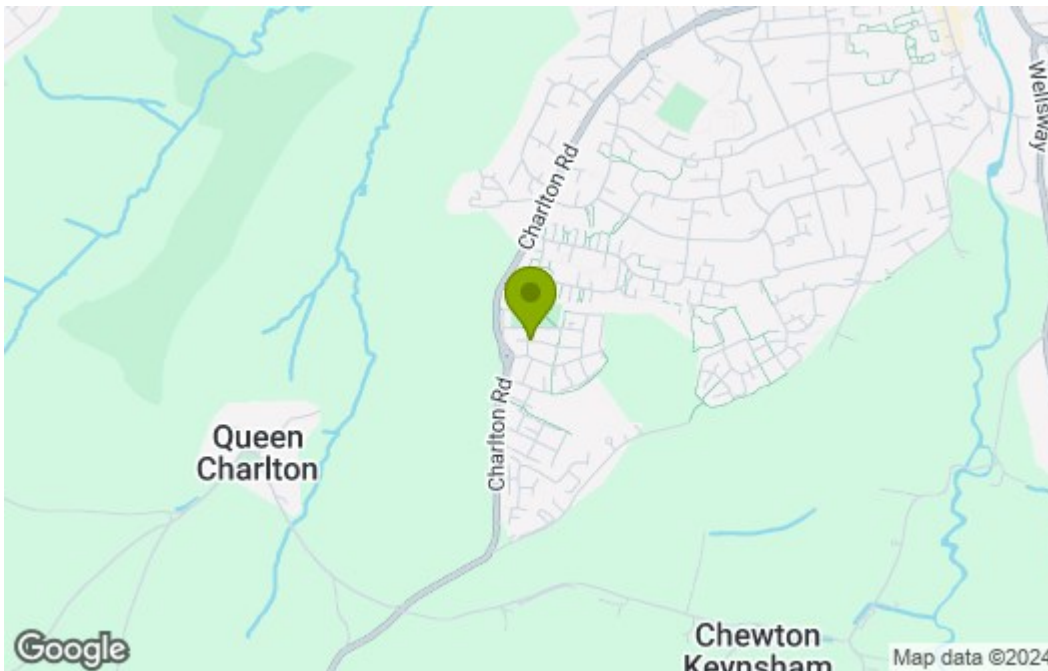
Sat Nav BS31 2FN

Floor Plan



Total area: approx. 118.6 sq. metres (1276.7 sq. feet)
101 Linnet way, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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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