



5 Hestia Close, Bristol, BS31 2GQ

£289,950

..Nestled in the charming Hestia Close, Keynsham, this delightful two-bedroom semi-detached house is a true gem. Built just 6 years ago, this property boasts a modern touch while exuding a warm and welcoming atmosphere. As you step inside, you'll be greeted by a well-presented interior that is sure to make you feel right at home. The house features open plan living accommodation, perfect for relaxing or entertaining guests, along with two comfortable bedrooms for a peaceful night's sleep. The bathroom is conveniently located to serve both bedrooms, adding to the practicality of the layout. One of the standout features of this property is the uPVC double glazing and gas fired central heating, ensuring that you stay warm and comfortable throughout the year. With a driveway for one vehicle, you'll never have to worry about finding a spot after a long day.

Conveniently situated close to local amenities and transport links, this house offers the perfect blend of suburban tranquillity and urban convenience. A short stroll will take you into the heart of Keynsham, where you can enjoy a variety of shops, cafes, and restaurants. Additionally, being near the local countryside provides the opportunity for leisurely walks and a breath of fresh air.

Don't miss out on the chance to make this lovely property your own. Whether you're looking for a cozy home to settle down in or a smart investment opportunity, this semi-detached house has it all. Book a viewing today and discover the endless possibilities that await you at Hestia Close.

Entrance via front door into

Hallway

Stairs rising to first floor landing, single radiator, space for hanging clothes, door to

Open Plan Kitchen/Diner/Sitting Room



uPVC double glazed window to front aspect, uPVC double glazed French doors to patio and rear garden, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with contemporary mixer tap over, tiled splashbacks, 4 ring Electrolux gas hob with electric oven and grill beneath, extractor hood with light over, space for freestanding fridge freezer, space and plumbing for automatic washing machine, cupboard housing Ideal Logic gas boiler, area for bar stools, wood effect flooring, 2 single radiators, inset spots, door to

Downstairs W/C



Low level w/c, pedestal wash hand basin with chrome mixer taps over, decorative tiled flooring, light, extractor.

First Floor Landing

Access to loft space, wood effect flooring, doors to

Master Bedroom



uPVC double glazed window to rear aspect, single radiator, space for freestanding wardrobes.

Bedroom Two



uPVC double glazed windows to front aspect, single radiator.

Family Bathroom



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, pedestal wash hand basin with chrome mixer taps over, storage beneath, tiled splashbacks, paneled bath with part fixed glazed shower screen, bath area fully tiled, mains Mira rainfall shower with separate shower attachment over, decorative tiled flooring, single radiator, lights, extractor.

Outside



The south facing rear garden is of a good size with a patio area immediately adjacent to the property ideal for garden furniture, there are planted borders with a couple of trees including apple and lilac. The rear garden is enclosed mainly by wood panel fencing. A good sized wooden shed with uPVC double glazed window is included in the sale. There is pedestrian access to the side via a wooden gate and external power connected. The front of the property is laid to paving with a border containing plants and shrubs with an outside tap.

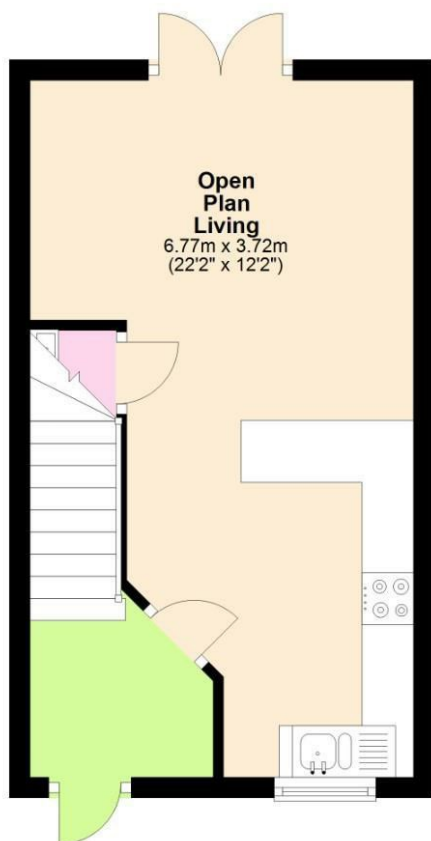
Directions

Sat Nav BS31 2GQ

Floor Plan

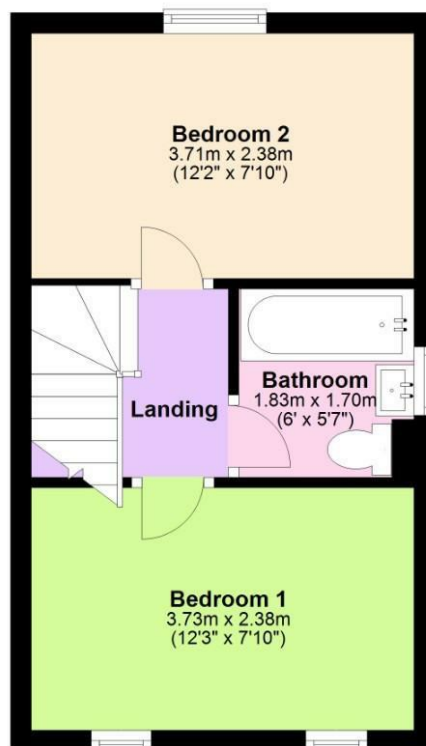
Ground Floor

Approx. 25.3 sq. metres (272.6 sq. feet)



First Floor

Approx. 25.3 sq. metres (271.8 sq. feet)




Total area: approx. 50.6 sq. metres (544.4 sq. feet)

5 Hestia Close, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>81</p>	<p>96</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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