



36 The Drumway, Bristol, BS31 1GN

Offers Over £620,000

****No Onward Chain**** A stunning property on The Drumway, Keynsham that is sure to captivate your heart. This immaculate four-bedroom detached family home is a true gem on the recently constructed Hygge Park development. As you step inside, you are greeted by a warm and inviting atmosphere, perfect for creating lasting memories with your loved ones. The property boasts a spacious reception room, ideal for entertaining guests or simply unwinding after a long day. With four bedrooms, there is ample space for the whole family to relax and recharge. The bathroom offers a tranquil retreat where you can indulge in a relaxing soak after a busy day.

This charming house comes with off street parking, ensuring convenience for you and your guests. The property is offered with no onward sales chain, making the buying process smooth and hassle-free. Situated close to local amenities, including the new Two Rivers Primary School and the renowned Waitrose supermarket, this home offers both convenience and comfort. The uPVC double glazing and gas-fired central heating provide a cosy environment all year round. The enclosed low maintenance rear garden is perfect for enjoying a morning coffee or hosting summer barbecues. Additionally, the off-street parking and single garage provide ample storage space for your belongings.

Don't miss the opportunity to make this beautifully presented property your new home. Embrace the charm of Keynsham and create a lifetime of memories in this delightful detached house.

Entrance via composite double glazed front door into

Hallway

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

Sitting Room

16'11" x 12'5" (5.16 x 3.81)



Dual aspect uPVC double glazed windows to both front and side aspects, 2 single radiators, tiled wood effect flooring.

Kitchen/Dining Room

17'6" x 11'3" (5.35 x 3.44)



uPVC double glazed window to rear aspect, uPVC double glazed French doors giving access to the patio and rear garden, tiled wood effect flooring, double radiator, understairs storage cupboard, a range of modern wall and floor units with Quartz worksurfaces over, 1 1/2 bowl sink unit with chrome mixer tap over, 4 ring electric hob with oven and grill beneath, extractor hood with light over, glazed splashback, under unit lighting, integrated full sized dishwasher, built in fridge and freezer, storage cupboard, central island with Quartz worksurface over and storage beneath, area for bar stools, inset spots, extractor, cupboard housing Vaillant gas boiler, door to

Utility Room

6'3" x 6'0" (1.93 x 1.85)



uPVC double glazed window to rear aspect, floor units with Quartz worksurface over with single stainless steel sink with mixer taps over, integrated washer/dryer, single radiator, tiled wood effect flooring, door to

Downstairs W/C

Obscured uPVC double glazed window to rear aspect, single radiator, tiled wood effect flooring, pedestal Roca wash hand basin with mixer taps over, low level Roca w/c, inset spots, extractor.

First Floor Landing



Single radiator, storage cupboard with wooden shelving for linen, access to loft space, doors to

Master Bedroom

13'10" x 10'10" (4.24 x 3.32)



uPVC double glazed picture window to front aspect, double radiator, a range of built in mirrored wardrobes with hanging rail and shelving, door to

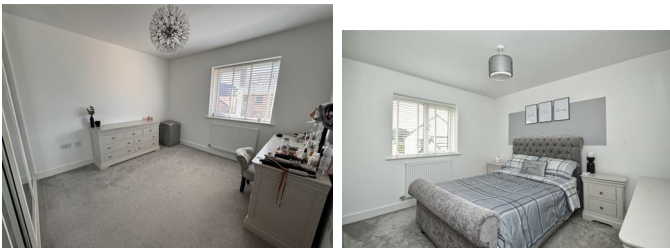
En Suite Shower Room



Obscured uPVC double glazed window to front aspect, suite comprising wall mounted Roca wash hand basin with chrome mixer tap, concealed cistern Roca w/c, fully tiled shower cubicle with sliding glazed door with fixed panel and mains shower over, heated towel rail, tiled flooring, inset spots, extractor.

Bedroom Two

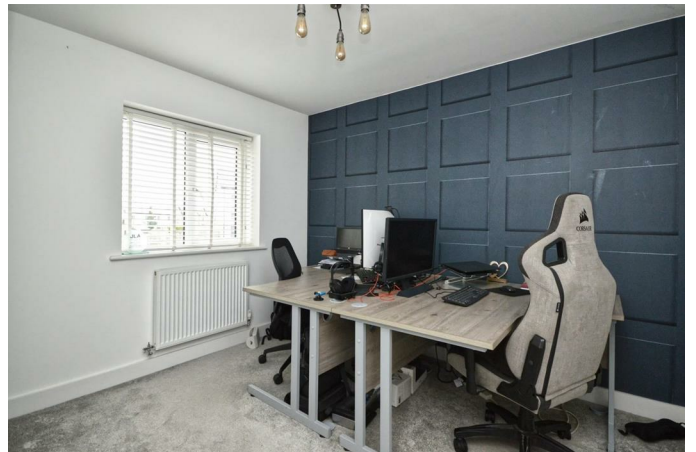
12'2" x 10'4" (3.73 x 3.15)



uPVC double glazed window to rear aspect, single radiator, a range of mirror fronted sliding wardrobes with hanging rail and shelving.

Bedroom Three

10'5" x 10'5" (3.18 x 3.18)



uPVC double glazed window to front aspect, single radiator.

Bedroom Four

11'6" x 9'8" (3.51 x 2.95)

uPVC double glazed window to rear aspect, single radiator.

Family Bathroom

7'11" x 6'9" (2.43 x 2.07)



Obscured uPVC double glazed window to rear aspect, suite comprising wall mounted Roca wash hand basin with mixer taps over, concealed cistern w/c, panelled bath with hinged glazed shower screen and shower attachment over, part tiled, tiled flooring, heated towel rail, inset spots, extractor.

Outside



The front of the property is laid mainly to decorative gravel for ease of maintenance with an area of artificial lawn with a charcoal brick border. A block paved driveway provides off street parking and access to the garage. A contemporary pathway leads to the front door. The westerly facing rear garden is laid mainly to patio ideal for garden furniture with a central area of artificial for ease of maintenance. There is also an outside tap and electric points. The rear garden is enclosed mainly by wooden featheredge fencing. A garden shed is also included in the sale.

Garage

Electric up and over door, power and light connected.

Directions

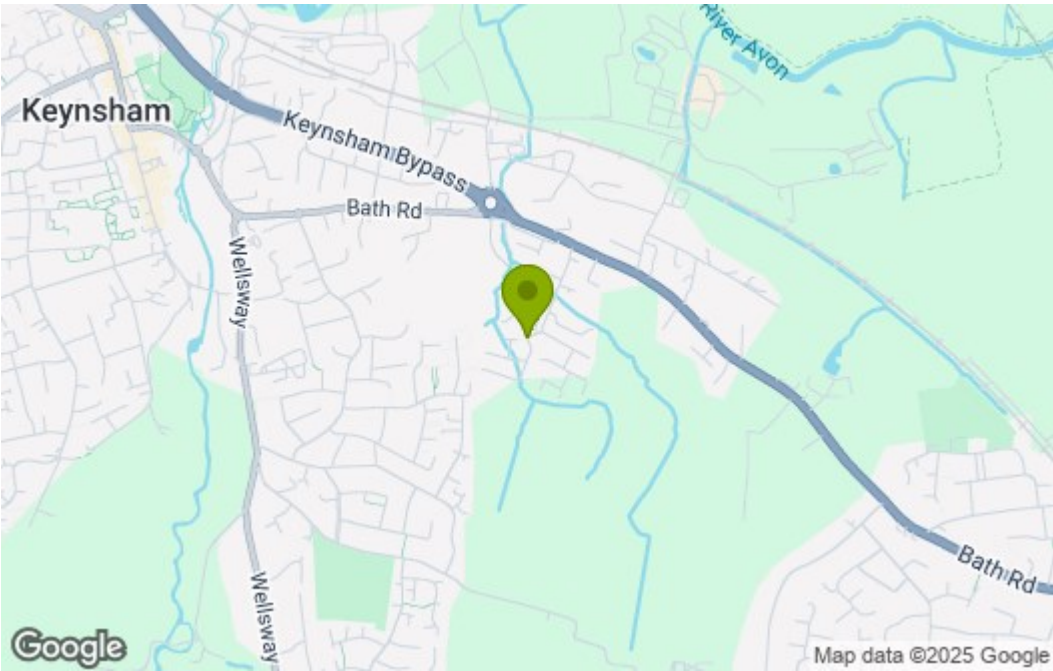
Sat Nav BS31 1GN

Floor Plan

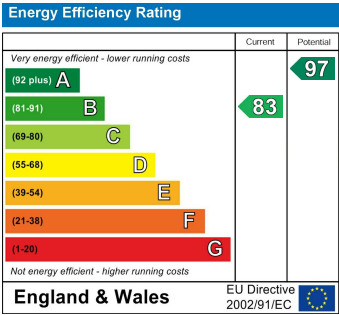


Total area: approx. 138.2 sq. metres (1487.7 sq. feet)

Area Map



Energy Efficiency Graph



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