

22 Mellis Close, BS31 1XJ

£500,000

Situated in a Cul De Sac location Just off Lytes Cary Road is this well presented three bedroom link detached home. Having undergone extensive refurbishment over the last five years the updated accommodation comprises, entrance hall, generous sitting room with feature log burning stove, grey aluminium bifold over looking the fully enclosed private westerly facing rear garden. The updated kitchen / dining room with grey shaker style kitchen with two ovens and a modern feel with access to the lean to / utility room to the rear providing plumbing for washing machine and space for tumble dryer. Three bedrooms, the master having bespoke built in wardrobes. The main bathroom has been refitted in a modern style plus an additional handy separate WC. The home is gas centrally heated via Worcester combination boiler. UPVC double glazed with modern grey windows to the front. The garage has been converted to a handy office which would make an ideal work room / hobby space with independent electric heating and access to the front and rear. The home has been thoughtfully renovated with farrow and ball eluding to its charm. There are two drives providing off street parking for two vehicles. The rear garden with an Indian sandstone patio, lawn area and a well-established border. A handy shed with power and light plus a summerhouse with its own electric supply making a perfect retreat. Call Eveleighs to arrange your early internal viewing.

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 composite double glazed obscured front door into

Hallway



Original parquet flooring, two separate storage cupboards, wall mounted contemporary radiator, access to loft space with fitted pull down ladder (housing combination boiler), doors to

Sitting Room

16'2" x 15'1" (4.95 x 4.62)



Aluminium double glazed bi-folding doors with integral blinds to rear aspect, radiator, feature woodburning stove with mantel over.

Kitchen/Breakfast Room

15'1" x 9'6" (4.62 x 2.91)



uPVC double glazed window to rear aspect, uPVC double glazed obscured door to lean-to/conservatory, a recently refitted kitchen with a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, two integrated Bosh ovens, dishwasher and electric hob, space for freestanding fridge freezer, space for dining table, under unit lighting, single radiator, spot lights.

Lean-to/Conservatory/Utility

11'10" x 7'7" (3.61 x 2.32)



A range of windows to side and rear aspects, door to rear garden, space and plumbing for washing machine, space for tumble drier with worksurface over, single radiator.

Cloakroom



Close coupled w/c, wash hand basin with mixer tap over and storage beneath, towel radiator, extractor fan.

Bedroom One

11'8" x 11'5" (3.58 x 3.49)



uPVC double glazed window to front aspect, single radiator, a bespoke range of fitted wardrobes.

Bedroom Two

9'8" x 7'3" (2.96 x 2.21)



uPVC double glazed window to front aspect, radiator.

Office / Hobby Room

15'9" x 8'3" (4.81 x 2.52)



uPVC double glazed obscured door to front driveway, uPVC double glazed window to front aspect, uPVC double glazed obscured door to rear garden, wood effect flooring, electric heater, spot lights.

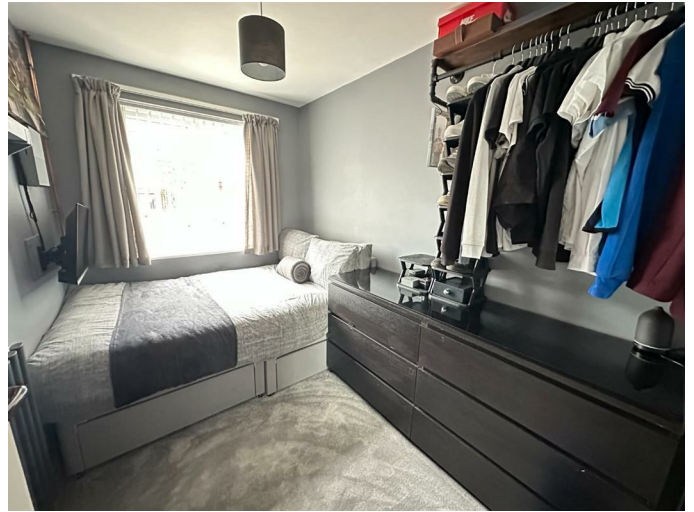
Outside



The front of the property has a block paved driveway providing off street parking for two vehicles. The private westerly facing rear garden is well maintained with a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with a further patio area for additional garden furniture, a garden shed and a summerhouse is situated at the bottom of the garden.

Bedroom Three

9'8" x 6'5" (2.95 x 1.97)



uPVC double glazed window to front aspect, radiator.

Bathroom

7'7" x 5'3" (2.33 x 1.61)



Obscured uPVC double glazed window to side aspect, suite comprising panelled bath with shower attachment over, close coupled w/c, wash hand basin with mixer taps over and drawers beneath, towel radiator, extractor, spot lights.

Summerhouse

11'10" x 8'8" (3.61 x 2.65)

Power and light connected, double doors give access to the rear garden, window to rear garden, wood effect flooring.

Directions

Sat Nav BS31 1XJ

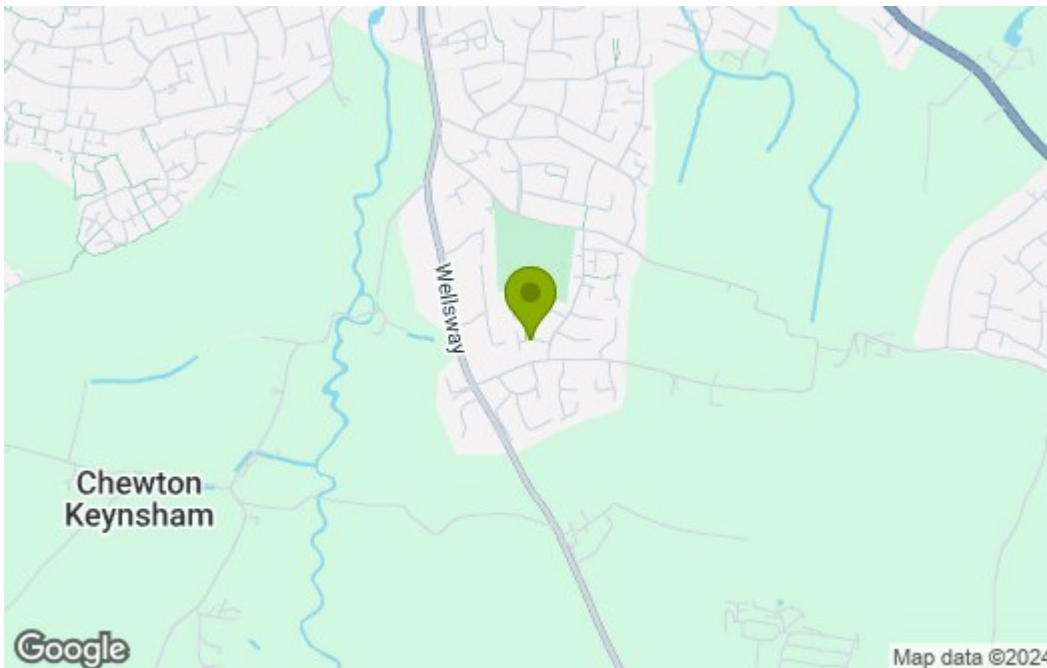
Agents Note

Under the Estate Agents Act 1979 we hereby disclose that a member of staff of Eveleighs Estate agents have a financial interest through ownership in the sale of this property.

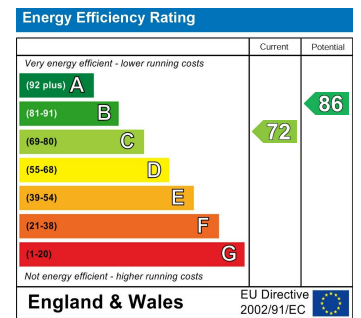
Floor Plan



Area Map



Energy Efficiency Graph



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