4 Rockhill Estate Wellsway, BS31 1PD

Offers In The Region Of £230,000

Nestled in the charming Rockhill Estate of Keynsham, this delightful park home presents a wonderful opportunity for those seeking a cosy abode. Boasting a well-presented interior, this property features a comfortable reception room, two inviting bedrooms, and a modern bathroom, offering a perfect blend of style and functionality. The uPVC double glazing and gas fired central heating ensure a warm and inviting atmosphere throughout the home. The fitted kitchen and bathroom add a touch of elegance, making everyday living a pleasure. Situated on a small estate of similar properties on the Wellsway, this property offers a tranquil setting for peaceful living. With its own private plot, dedicated parking space, and a low maintenance rear garden, this home provides a perfect retreat from the hustle and bustle of everyday life.

The Rockhill site is a well-established private site on the Wellsway side of town and is restricted to those aged 55 years and over. 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.

Don't miss out on the chance to make this charming park home your own. An internal viewing is highly recommended to fully appreciate the comfort and convenience this property has to offer.

Entrance via uPVC obscured double glazed front door giving direct access into

Kitchen

uPVC double glazed window to front aspect, a range of wall and floor units with worksurface over, stainless steel sink drainer unit with chrome mixer taps, tiled splashbacks, 4 ring gas hob with extractor and light over, integrated washing machine, integrated fridge freezer, built in electric oven and grill, cupboard with woodens shelving for linen, wall mounted Potterton gas boiler, double radiator, wood effect flooring, opening to

L-Shaped Lounge/Diner

uPVC double glazed windows to both side and front aspects, vaulted ceiling, 2 double radiators, feature contemporary electric fire with surrounding mantel over, uPVC double glazed pedestrian door to rear garden via some steps.

Inner Hallway
Storage cupboard, doors to

Master Bedroom

uPVC double glazed window to front aspect, double radiator, coving, a range of fitted wardrobes with hanging rail and shelving.

Bedroom Two

uPVC double glazed window to rear aspect, radiator, coving, fitted wardrobes with hanging rail and shelving.

Shower Room

Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with storage beneath and mixer tap over, fully tiled shower cubicle with sliding glazed door and mains shower over, part tiled, coving, extractor, wood effect flooring, single radiator.

Outside

The front of the property is low maintenance laid mainly patio slabs with steps leading to the front door with wrought iron hand rail. The front is enclosed by a low level rendered wall with cock and hen finish. A gravel driveway provides off street parking, there are also external outdoor lights. Access on both sides of the property to the rear garden. The rear garden is laid mainly to patio for ease of maintenance with steps rising to the back door with wrought iron railings with a low level railway sleeper border containing a mixture of shrubs and plants. The rear garden is enclosed mainly by wooden featheredge fencing.

Directions
Sat Nav BS31 1PD

Floor Plan

Area Map
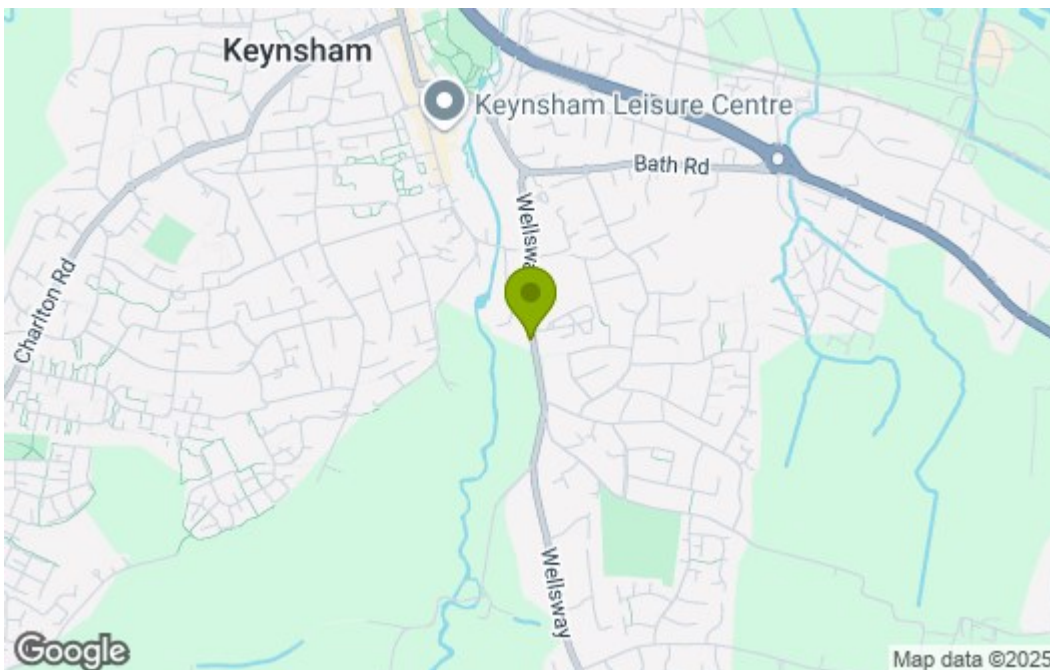
Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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