



### 3 Lyndhurst Road, Bristol, BS31 1RQ

#### Offers In The Region Of £460,000

Nestled in a tranquil cul-de-sac on Lyndhurst Road, Keynsham, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms and a recently refitted bathroom, this property is both stylish and functional. The inviting reception room provides a warm space for relaxation and entertaining, while the enclosed rear garden offers a delightful outdoor retreat, perfect for children to play or for hosting summer gatherings. The property benefits from off-street parking, along with a single garage, ensuring convenience for residents and visitors. With uPVC double glazing and gas-fired central heating, comfort and energy efficiency are assured throughout the seasons.

Keynsham is ideally located between the vibrant cities of Bristol and Bath, making it a prime spot for commuters. The area is well-served by excellent road and rail networks, providing easy access to both cities. The High Street is just a short distance away, featuring a diverse array of shops, public houses, and restaurants to cater to all your needs. Families will appreciate the proximity to the award-winning Memorial Park and the highly regarded Wellsway school catchment area, which includes both primary and secondary schools.

For those looking to expand their living space, there is potential to extend the property to four bedrooms, subject to obtaining the necessary planning consents. This well-presented home is a rare find in a sought-after location, making it an ideal choice for anyone seeking a blend of comfort, convenience, and community.

Entrance via front door into

### Hallway

11'7" x 6'4" (3.55 x 1.95)



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

### Kitchen

9'4" x 9'3" (2.87 x 2.84)



uPVC double glazed window to rear aspect, a range of modern wall and floor units with work surface over and stainless steel 1 1/2 bowl sink drainer unit with chrome mixer taps over, tiled splash backs, tile effect flooring, space and plumbing for automatic washing machine, space for Rangemaster style cooker with fitted Rangemaster extractor hood over, space for freestanding fridge freezer, inset spots.

### Sitting/Dining Room

23'5" x 13'0" (7.16 x 3.98)



Feature uPVC double glazed bay window to front aspect, uPVC double glazed French doors opening to rear garden, wood effect flooring, 2 single radiators, feature woodburning stove with exposed brick chimney breast and limestone hearth.

### First Floor Landing



uPVC double glazed window to side aspect, access to loft space, doors to

### Master Bedroom

11'10" x 11'7" (3.63 x 3.55)



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

### Bedroom Two

11'11" x 9'5" (3.65 x 2.89)



uPVC double glazed window to rear aspect, single radiator, storage cupboard with shelving and hanging rail.



### Bedroom Three

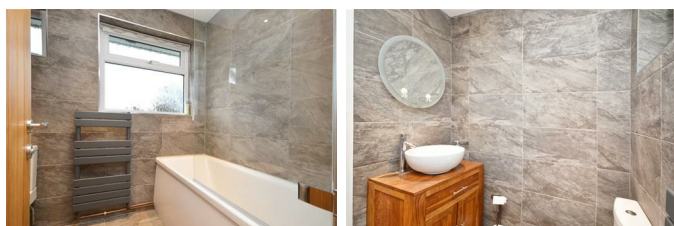
8'7" x 7'9" (2.62 x 2.37)



uPVC double glazed window to front aspect, single radiator, picture rail, over stairs storage with shelving.

### Family Bathroom

7'8" x 5'4" (2.34 x 1.65)



Obscured uPVC double glazed windows to rear aspect, a recently refitted suite comprising low level w/c, ceramic sink with chrome mixer taps over and storage beneath, paneled bath with hinged glazed shower screen and mains rainfall shower with separate shower attachment over, inset spots, extractor, tiled flooring, contemporary radiator, fully tiled.

### Outside



The front of the property has a driveway providing off street parking and access to the single garage. There is an area laid to gravel for ease of maintenance, steps lead up to the front door. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with a raised decking area at the bottom of the garden

providing further space for al fresco dining. A garden shed is included in the sale with a log store. The rear garden is enclosed mainly by wooden fencing offering a good degree of privacy.

### Garage

Metal up and over door, power and light connected, pedestrian door and window to rear.

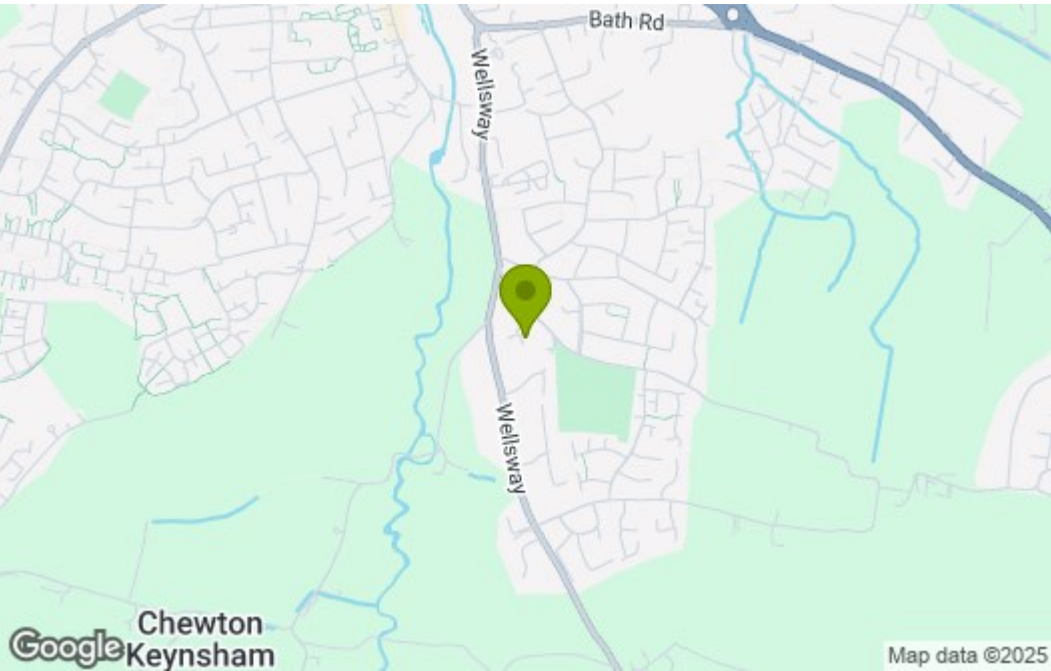
### Directions

Sat Nav BS31 1RQ

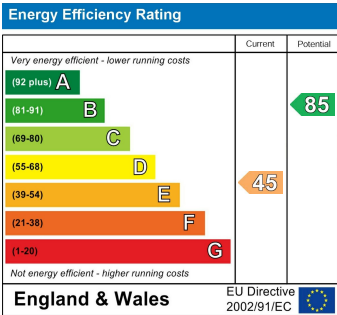
Floor Plan



Area Map



Energy Efficiency Graph



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