



2 Windrush Road, Bristol, BS31 1QL

Offers Over £569,000

Nestled on Windrush Road in the charming town of Keynsham, Bristol, this impressive semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Boasting five well-proportioned bedrooms, four of which are doubles, this property is designed to accommodate modern living with ease. The ground floor features a thoughtfully designed layout, including three inviting reception rooms that provide ample space for relaxation and entertainment. A delightful sunroom invites natural light, creating a warm and welcoming atmosphere. The kitchen/dining room is perfect for family meals and gatherings, while the utility room adds practicality to daily life. A generously sized shower room on this level enhances convenience for residents and guests alike.

The property benefits from a wrap-around double-storey extension, which not only enhances the living space but incorporates the south-facing rear garden, ideal for enjoying sunny days. Off-street parking and a garage further add to the appeal, ensuring that parking is never a concern. Located within the highly regarded Wellsway school catchment area, this home is perfect for families prioritising education. Keynsham itself is a vibrant town, situated conveniently between the bustling cities of Bristol and Bath, offering excellent road and rail connections. The lively High Street is a hub of activity, featuring a diverse selection of shops, pubs, and restaurants to explore. Additionally, the town is home to an award-winning Memorial Park, providing a lovely space for outdoor activities and relaxation.

This property is a rare find, combining spacious living with a prime location, making it an ideal choice for those looking to settle in a thriving community.

Entrance via uPVC obscured double glazed front door with matching side panel into

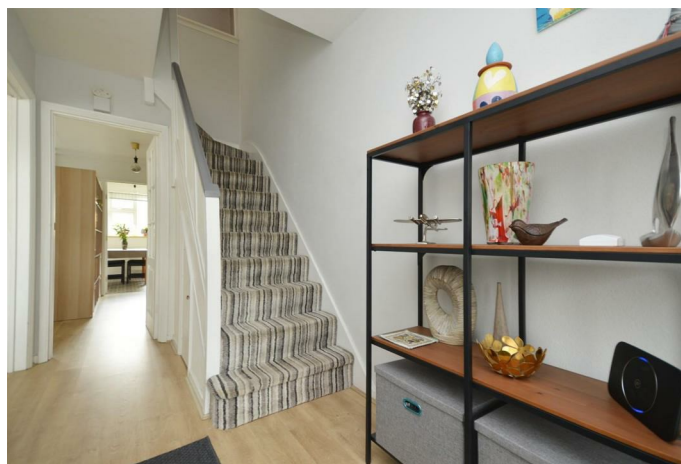
Porch

6'2" x 4'6" (1.9 x 1.39)

uPVC double glazed window to side aspect, wood effect flooring, further double glazed door with side panel into

Hallway

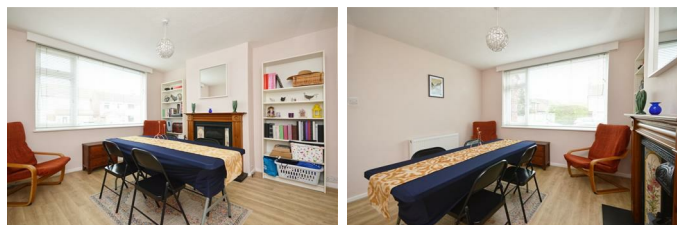
12'6" x 6'0" (3.82 x 1.83)



Stairs rising to first floor landing, double radiator, wood effect flooring, under stairs storage cupboard, doors to

Sitting Room

12'7" x 12'1" (3.84 x 3.69)



uPVC double glazed window to front aspect, double radiator, feature living flame gas fire with floral tiled slips, wooden surround and mantel over and granite hearth.

Lounge

18'7" x 11'1" (5.67 x 3.40)



Opening to garden room, double doors to kitchen/breakfast room, coving, double radiator, contemporary living electric fire with surround and mantel over, wood effect flooring, storage cupboard with shelving and light, door to utility room.

Garden Room

10'4" x 9'3" (3.16 x 2.82)



Glazed pitched roof, uPVC double glazed French doors with uPVC double glazed windows giving access to rear patio, wood effect flooring.

Kitchen/Breakfast Room

16'1" x 12'0" (4.92 x 3.66)



uPVC double glazed windows to rear aspect, a range of wall and floor units with worksurfaces over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splash backs, 4 ring gas hob, built in oven and grill, space for freestanding fridge freezer, double radiator.

Utility Room

8'0" x 6'2" (2.46 x 1.90)



Obscured uPVC double glazed door and window to side aspect, further range of workspace area with storage cupboards and single stainless steel sink drainer unit, space for white goods including tumble drier and washing machine, wall mounted radiator, Worcester gas boiler, tile effect flooring, door to

Downstairs W/C & Shower Room

8'0" x 6'9" (2.46 x 2.08)



Obscured uPVC double glazed window to side aspect, double radiator, suite comprising low level w/c, pedestal wash hand basin, part tiled shower cubicle with sliding glazed door and electric Mira shower over.

First Floor Landing



Access to loft space, doors to

Master Bedroom

12'6" x 11'2" (3.83 x 3.42)



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

Bedroom Two

11'2" x 11'1" (3.41 x 3.39)



uPVC double glazed window to rear aspect, double radiator.

Bedroom Three

15'11" x 7'10" (4.87 x 2.40)



uPVC double glazed window to rear aspect, double radiator, wood effect flooring, space for freestanding wardrobe,

Bedroom Four

15'1" x 8'8" (4.62 x 2.65)



uPVC double glazed window to front aspect, double radiator, wood effect flooring.

Bedroom Five/Study

9'3" x 7'2" (2.84 x 2.19)



uPVC double glazed window to front aspect, small double radiator, wood effect flooring.

Family Bathroom

7'0" x 5'4" (2.15 x 1.65)



Obscured uPVC double glazed window to rear aspect, suite comprising close coupled w/c, wall mounted wash hand basin with chrome mixer taps over and storage drawers beneath, p-shaped bath with hinged glazed shower screen and mains shower over with separate shower attachment over, inset spots, chrome heated wall mounted towel rail, fully tiled, extractor.

Outside



The front of the property is laid mainly to a driveway providing off street parking and access to the single garage. A pedestrian gate gives access to the rear garden. The south facing rear garden has a patio area and hard standing immediately adjacent to the property ideal for garden furniture, a small step up leads to the remainder of the garden which is laid mainly to lawn with borders containing some established shrubs and ground cover. The rear garden is mainly enclosed by wooden fencing with concrete posts.

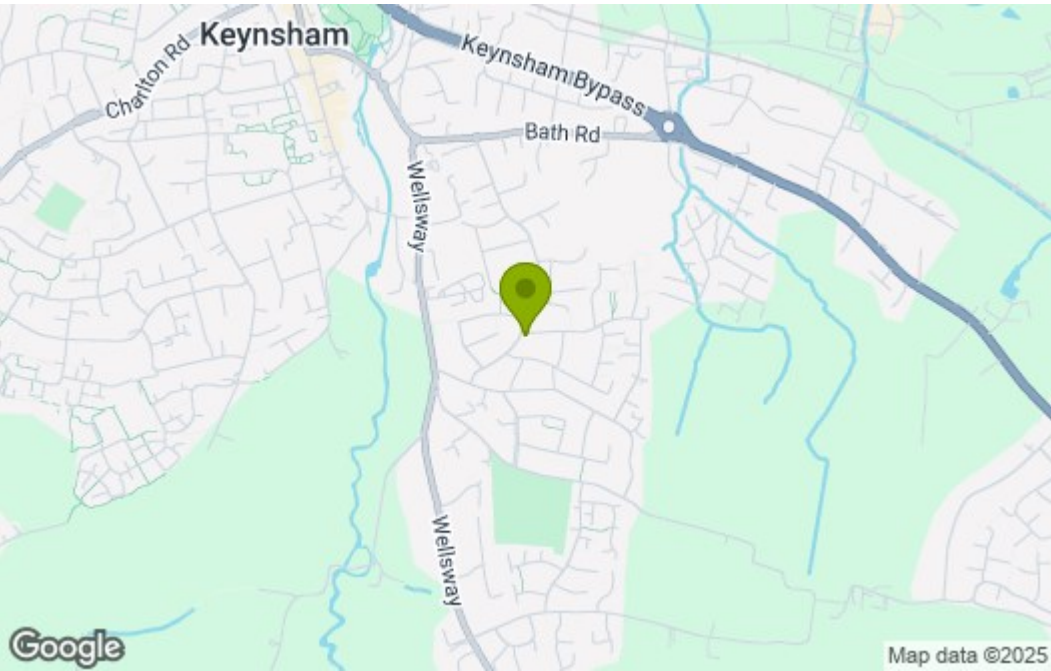
Directions

BS31 1QL

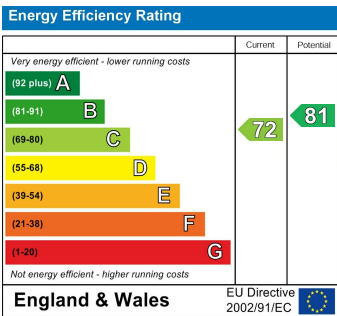
Floor Plan



Area Map



Energy Efficiency Graph



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