



## 16 Manor Road, Bristol, BS31 1RG

### Offers In The Region Of £595,000

Nestled on Manor Road in the charming town of Keynsham, Bristol, this exquisite four-bedroom semi-detached house offers a perfect blend of modern living and natural beauty. The property is ideally located near Manor Playing Fields, providing easy access to open countryside and delightful woodland walks, making it a haven for nature lovers and families alike.

Upon entering, you will be greeted by two spacious reception rooms that create a warm and inviting atmosphere. The heart of the home features a stunning single-storey extension, designed for open-plan living, which seamlessly connects the family area and kitchen. The bi-folding doors open up to a beautifully maintained south-westerly facing enclosed rear garden, perfect for entertaining or simply enjoying the outdoors.

This property boasts four well-proportioned bedrooms, ensuring ample space for family and guests. With two modern bathrooms, morning routines will be a breeze. The home is immaculately presented throughout, showcasing stylish finishes and thoughtful design elements, including a feature woodburning stove that adds a touch of charm and warmth. Additional benefits include uPVC double glazing and gas-fired central heating, ensuring comfort and energy efficiency year-round. Off-street parking for a couple of vehicles adds to the convenience of this delightful residence.



Entrance via front door into

### Hallway

11'8" x 5'8" (3.58 x 1.73)



Stairs rising to first floor landing, under stairs storage cupboard, radiator, doors to

### Sitting Room

12'11" x 10'11" (3.94 x 3.34)



uPVC double glazed feature bay window to front aspect with fitted shutters, radiator, wood effect flooring, coal effect gas fire with open surround and mantel over, fitted storage space, opening to

### Open Plan Living Area/Kitchen

23'10" x 19'2" (7.28 x 5.86)



Feature wood burning stove with storage to both sides, wood effect flooring, door to downstairs shower room, door to utility room, open plan into - Kitchen/Dining Space, aluminum double glazed

bi-folding doors opening to rear garden, further aluminum double glazed window to rear aspect, a range of wall and floor units with Quartz worksurface over, sink drainer unit with mixer taps over, integrated dishwasher and fridge freezer, space for freestanding Rangemaster style cooker with fitted extractor over, island unit with Quartz worksurface over and storage beneath with area for bar stools. wood effect flooring, under floor heating.

### Downstairs Shower Room

5'8" x 5'1" (1.74 x 1.55)



Close coupled w/c, wall mounted wash hand basin with mixer taps over and storage beneath, shower cubicle with shower attachment over, radiator, towel rail, spot lights, extractor fan, wood effect flooring.

### Utility Area

6'3" x 6'1" (1.91 x 1.87)

Space and plumbing for washing machine, space for tumble drier, a selection of wall units, heated towel rail, wood effect flooring, door to

### Side Store

Aluminum double glazed window to rear aspect, door to

### Store

11'4" x 6'0" (3.46 x 1.84)

Double doors to front aspect, Worcester combination boiler, power and light.

### First Floor Split Level Landing

Doors to

### Master Bedroom

11'9" x 10'0" (3.59 x 3.06)



uPVC double glazed feature bay window to front aspect, radiator, fitted wardrobes.

### Bedroom Two

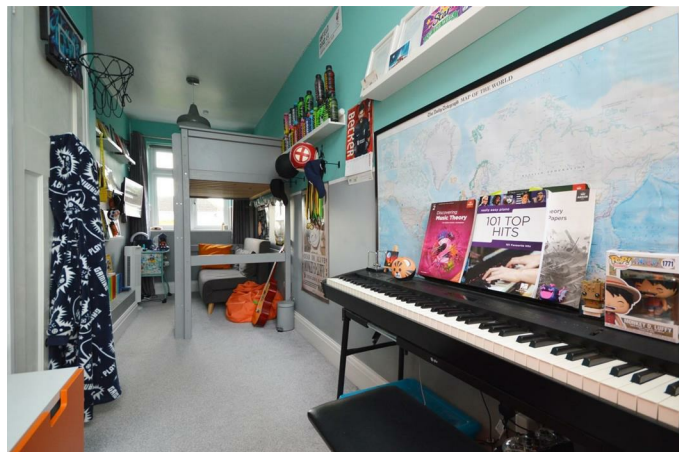
12'5" x 9'10" (3.80 x 3.02)



uPVC double glazed window to rear aspect, radiator.

### Bedroom Three

18'10" x 6'0" (5.75 x 1.84)



uPVC double glazed windows to rear and front aspects, radiator.

### Bedroom Four

7'11" x 6'11" (2.43 x 2.13)



uPVC double glazed window to front aspect, radiator, fitted wardrobes.

## Family Bathroom

9'1" x 6'11" (2.78 x 2.11)



Obscured uPVC double glazed window to rear aspect, suite comprising shower cubicle with rainfall shower over, freestanding bath with mixer taps, close coupled w/c, circular contemporary wash hand basin with mixer taps over and storage beneath, heated towel rail, additional towel rail, spot lights, extractor fan.

## Outside



The front of the property has a driveway providing off street parking for several vehicles. The south westerly facing rear garden has a patio immediately adjacent to the property ideal for outside entertaining, the remainder is laid mainly to lawn and is fully enclosed by wooden fencing.

## Directions

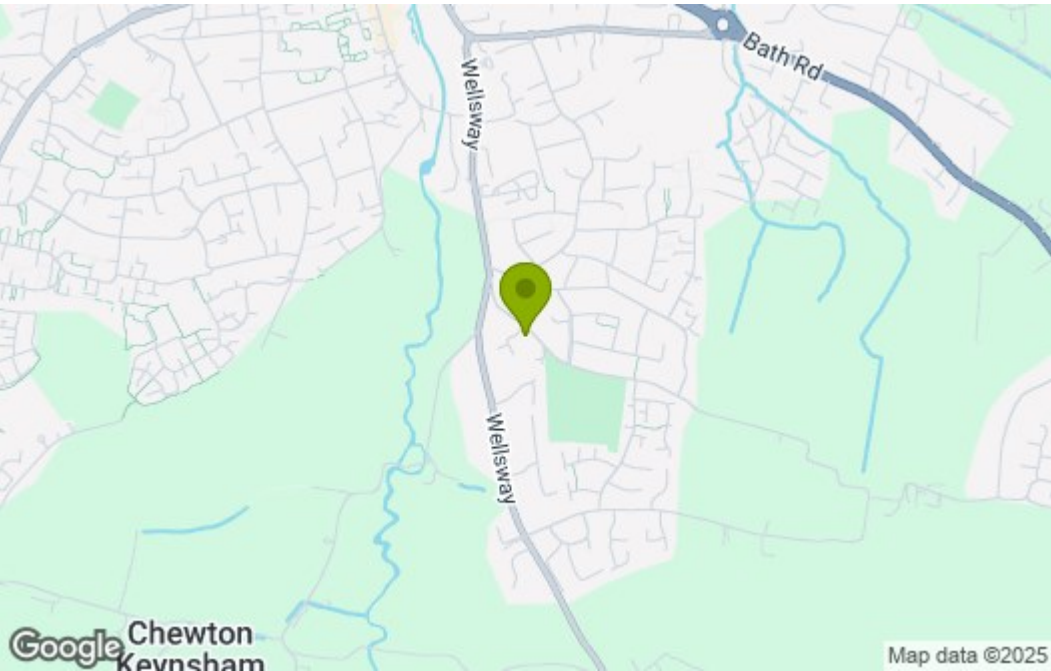
Sat nav BS31 1RG



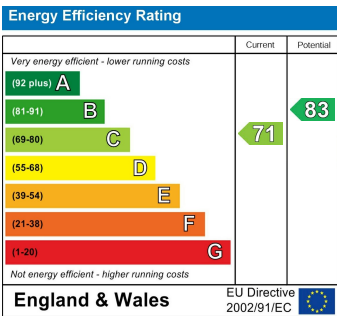
Floor Plan



Area Map



Energy Efficiency Graph



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