



## 22 Clyde Avenue, Bristol, BS31 1PZ

### Offers In The Region Of £575,000

Nestled on Clyde Avenue in the charming town of Keynsham, Bristol, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,302 square feet, the property is ideally situated within easy walking distance of the highly regarded Wellsway School, as well as a variety of local shops and amenities, making it an excellent choice for families.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen complements the living areas, ensuring that family gatherings and social occasions are a pleasure. The four generously sized bedrooms offer plenty of room for rest and privacy, catering to the needs of a growing family or those who enjoy having guests. The property boasts a beautifully maintained south-westerly facing enclosed rear garden, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. Additional features include gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

For those with vehicles, the property provides a driveway along with a garage for added convenience. Presented to a high standard throughout, this home is ready for you to move in and make it your own. With its desirable location and excellent amenities nearby, this semi-detached house on Clyde Avenue is a fantastic opportunity not to be missed.

Entrance via front door into

### Hallway

13'7" x 7'9" (4.15 x 2.38)



Wood effect flooring, period style single radiator, inset spots, under stairs storage cupboard with hanging space, original obscured glazed window to front aspect, doors to

### Sitting Room

18'6" x 12'2" (5.66 x 3.72)



uPVC double glazed windows to front aspect, uPVC double glazed sliding patio doors to rear garden, feature wood burning stove with surround and mantel over and slate hearth, coving, 2 period style radiators, a range of built in storage cupboards.

### Dining Room

11'3" x 8'11" (3.43 x 2.72)



uPVC double glazed windows to rear aspect, period style radiator, coving.

### Kitchen

11'1" x 9'6" (3.40 x 2.91)



uPVC double glazed window to rear aspect, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl sink drainer unit with mixer taps over, tiled splash backs, under unit lighting, built in oven and grill, space and plumbing for slimline dishwasher, 4 ring gas hob with extractor hood over, space for tumble drier and freestanding fridge freezer, small double radiator, tile effect flooring, step down to

### Rear Lobby

uPVC double glazed pedestrian door to side aspect, doors to

### Downstairs W/C

Obscured window, wash hand basin, low level w/c.

### Store

Space and plumbing for automatic washing machine.

### First Floor Landing

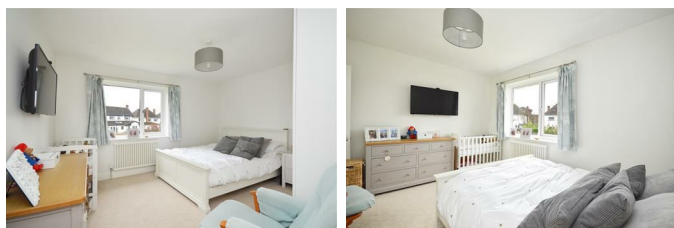


uPVC double glazed window to front aspect enjoying far reaching views, access to loft space, storage cupboard with hanging space and shelving with drawers, doors to



### Master Bedroom

12'11" x 11'3" (3.95 x 3.44)



uPVC double glazed window to rear aspect, period style radiator, space for freestanding wardrobes.

### Bedroom Two

12'5" x 12'2" (3.80 x 3.72)



uPVC double glazed window to rear aspect, period style radiator, a range of built in fitted wardrobes with hanging rail and shelving.

### Bedroom Three

11'3" x 8'11" (3.44 x 2.72)



uPVC double glazed window to rear aspect, period style radiator, space for freestanding wardrobes.

### Bedroom Four

12'2" x 8'0" (3.72 x 2.46)



uPVC double glazed window to front aspect, wall mounted period style radiator.

### Family Bathroom

8'1" x 7'9" (2.47 x 2.38)



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, pedestal wash hand basin with mixer taps over, freestanding bath with shower attachment and tap over, fully tiled walk in shower cubicle with fixed glazed shower screens, floor drain and mains shower with separate shower attachment over, part tiled, tiled flooring, chrome heated towel rail, inset spots.

### Outside



The southerly facing rear garden has an area of patio immediately adjacent to the sitting room ideal for

garden furniture, the remainder is laid mainly to a level lawn with a pathway leading to the top of the garden where a slightly raised decking area is situated ideal for further garden furniture, there are a couple of established shrubs. The rear garden is enclosed by wooden fencing and part wooden fencing with concrete posts and gravel boards. The front of the property has a driveway providing off street parking and access to the single garage. The remainder is laid mainly to lawn with gravel borders containing established shrubs. The front garden is enclosed mainly by featheredge fencing and a low level brick wall with coping.

### **Garage**

Accessed via two part glazed wooden doors, window to side aspect, eaves storage space, wall mounted Vaillant gas boiler, pedestrian access to side, power and light is connected.

### **Directions**

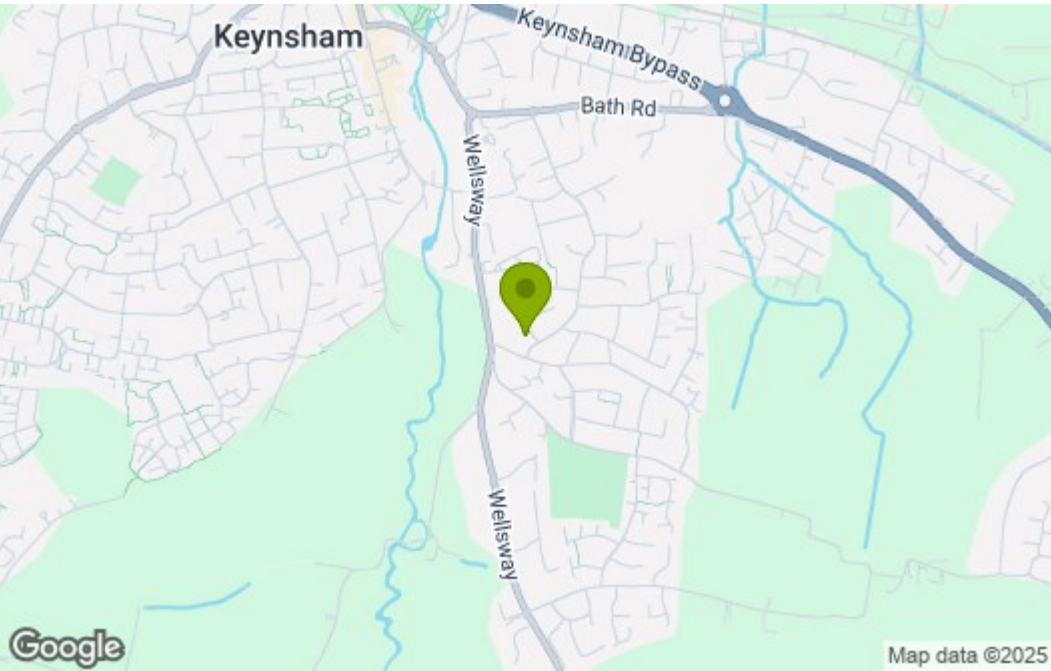
Sat Nav BS31 1PZ

Floor Plan

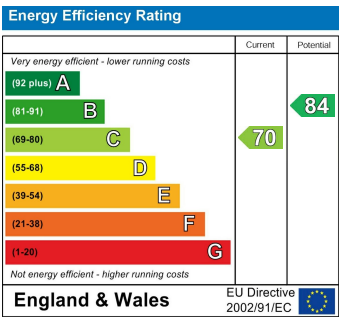


Total area: approx. 126.4 sq. metres (1360.2 sq. feet)

Area Map



Energy Efficiency Graph



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