



17 Torridge Road, Bristol, BS31 1QG

£440,000

Positioned on Torridge Road in the charming town of Keynsham, Bristol, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. Located just a stone's throw from the highly regarded Wellsway School, this property is ideally situated for those seeking quality education for their children, as well as convenient access to local shops and amenities.

The house has been meticulously maintained, ensuring a welcoming and comfortable environment for its occupants. Upon entering, you will find a spacious layout that maximises both light and functionality. The generous living areas are perfect for relaxation and entertaining, while the well-appointed kitchen offers practicality for everyday living. One of the standout features of this property is the beautifully enclosed rear garden, which provides a private outdoor space for family gatherings, gardening, or simply enjoying the fresh air. The garden is generously sized, making it an ideal spot for children to play or for hosting summer barbecues.

Additional benefits include gas-fired central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The property also boasts a convenient driveway, providing off-street parking, as

Entrance via composite obscured glass door into

Porch

Space for coats and shoes, further door into

Hallway

12'6" x 6'0" (3.82 x 1.84)



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

Sitting Room

24'0" x 11'10" (7.34 x 3.62)



uPVC double glazed window to front aspect, 2 single radiators, electric coal effect fire with stone surround, double glazed sliding doors to rear garden.

Kitchen

11'2" x 9'7" (3.42 x 2.94)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated electric hob, microwave and double oven, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for freestanding fridge freezer, breakfast bar, wall mounted Worcester combination

boiler, double radiator, larder cupboard with fitted shelving, under unit lighting, tiled flooring, spotlights,, opening to

Dining Room

11'10" x 7'0" (3.62 x 2.15)



uPVC double glazed bi-folding doors to rear aspect, uPVC double glazed windows to side aspect, 2 wall mounted contemporary radiators, spot lights, door to

Utility Area

7'1" x 7'0" (2.17 x 2.15)



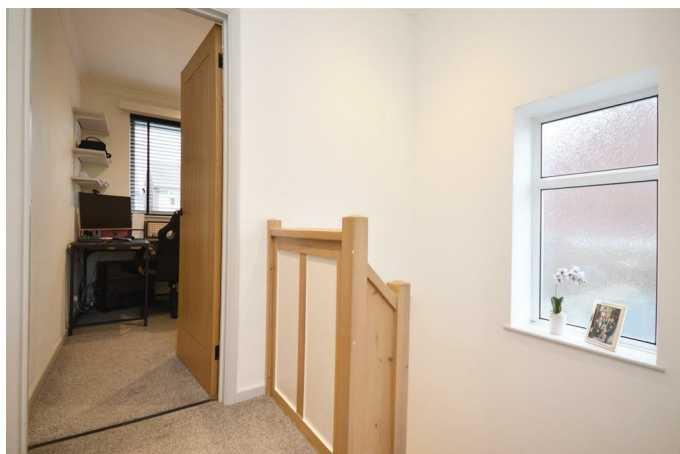
Lantern roof, heated towel rail, spot lights, extractor, further door to

Store

8'3" x 7'0" (2.52 x 2.15)

Electric roller door to front aspect, power and light connected.

First Floor Landing



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

Bedroom One

12'8" x 11'1" (3.87 x 3.40)



uPVC double glazed window to front aspect, single radiator, spot lights.

Bedroom Two

12'0" x 11'2" (3.66 x 3.41)



uPVC double glazed window to rear aspect, single radiator, fitted storage cupboard with shelving, spot lights.

Bedroom Three

9'4" x 7'1" (2.86 x 2.17)



uPVC double glazed window to front aspect, storage cupboard, single radiator, spot lights.

Bathroom

7'0" x 5'5 (2.13m x 1.65m)



Obscured uPVC double glazed window to rear aspect, suite comprising paneled bath with shower attachment over, wash hand basin with mixer taps over, fully tiled, heated towel rail, spot lights.

W/C



uPVC obscured double glazed window to side aspect, close coupled w/c, single radiator, spot light.

Outside



The front of the property has a block paved driveway providing off street parking for several vehicles, the remainder is laid to lawn. The rear garden has a decking area immediately adjacent to the property ideal for garden furniture, step down to the remainder which is laid mainly to lawn and is fully enclosed by wooden fencing with a pedestrian gate providing

access to side. A garden shed is also included in the sale.

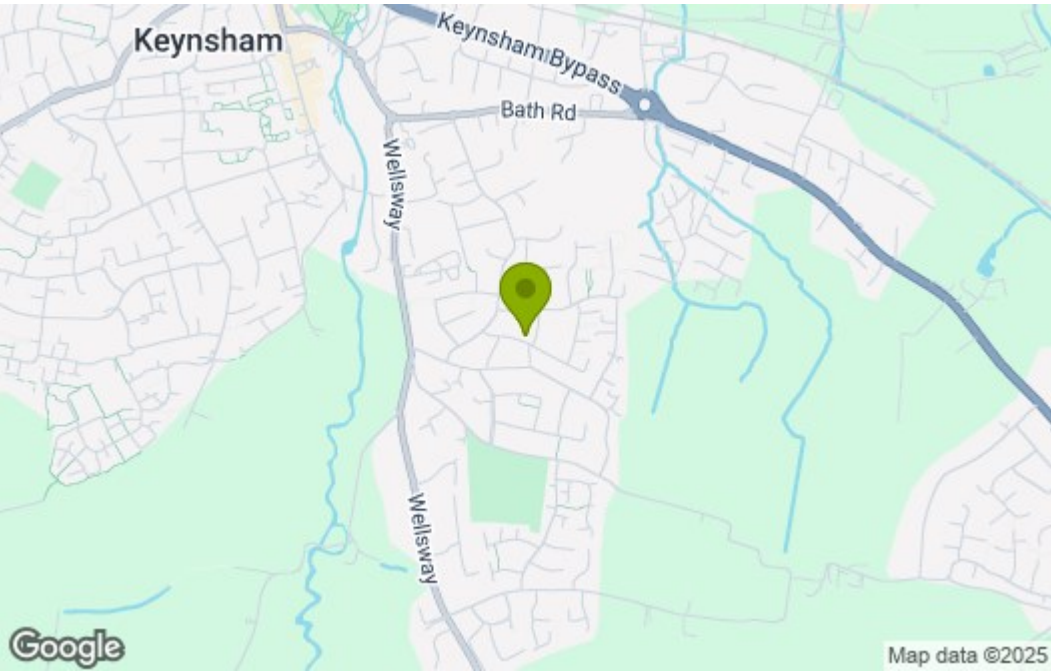
Directions

Sat Nav BS31 1QG

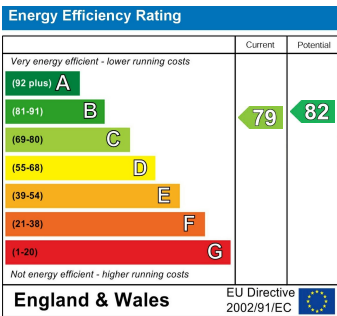
Floor Plan



Area Map



Energy Efficiency Graph



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