



### **196 Bath Road, Bristol, BS31 1TF Offers In The Region Of £525,000**

Situated in a private cul de sac location just off the Bath Road is this recently constructed immaculately presented 4 bedroom detached property. This ideal family home benefits from an open plan kitchen/dining room on ground floor, master bedroom with en suite facilities, uPVC double glazing, gas fired central heating, an enclosed southerly facing rear garden and single garage with off street parking. The property is arranged over three floors. An internal inspection is highly recommended.

Avon Valley Gardens is a small development of just four new homes on the eastern edge of Keynsham which has been constructed by Woodstock Homes and falls within the well regarded Wellsway School catchment area and within the catchment area for Salford Primary School which has an outstanding Ofstead review. Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via front door into

### Hallway



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

### Downstairs W/C



Obscured uPVC double glazed window to side aspect, low level Roca w/c, wash hand basin with chrome mixer tap over, small single radiator, extractor, wood effect flooring.

### Kitchen/Dining Room

23'10" x 8'6" (7.28 x 2.60)



uPVC double glazed window to front aspect, a range of modern wall and floor units with quartz work surface

over, 1 1/2 bowl sink unit with mixer taps over, tiled splash backs, under unit lighting, 5 ring AEG gas hob with extractor hood over, AEG oven, grill and microwave, built in full sized Zanussi dishwasher, built in fridge and freezer, inset spots, tiled flooring, double radiator.

### Sitting Room

15'5" x 14'9" (4.70 x 4.51)



Bi-folding doors to rear patio and garden, uPVC double glazed window to rear aspect, 2 double radiators.

### First Floor Landing

10'8" x 6'8" (3.26 x 2.04)

Stairs rising to second floor landing, uPVC double glazed window to side aspect, single radiator, storage cupboard with shelving for linen, doors to

### Family Bathroom

8'4" x 7'2" (2.56 x 2.20)



Suite comprising wall mounted wash hand basin with chrome mixer taps over, w/c, panelled bath with hinged glazed shower screen and mains shower over, part tiled, tile effect flooring, chrome heated towel rail, inset spots, extractor.



### Master Bedroom

15'3" x 13'2" (4.67 x 4.03)



uPVC double glazed windows to front aspect, double radiator, a range of built in wardrobes with hanging rail and shelving, door to

### En Suite Shower Room



Suite comprising low level Roca w/c, wash hand basin with chrome mixer taps over, fully tiled shower cubicle with sliding glazed door and mains shower over, part tiled, tile effect flooring, heated towel rail, extractor, inset spots.

### Bedroom Two

15'5" x 9'3" (4.70 x 2.82)



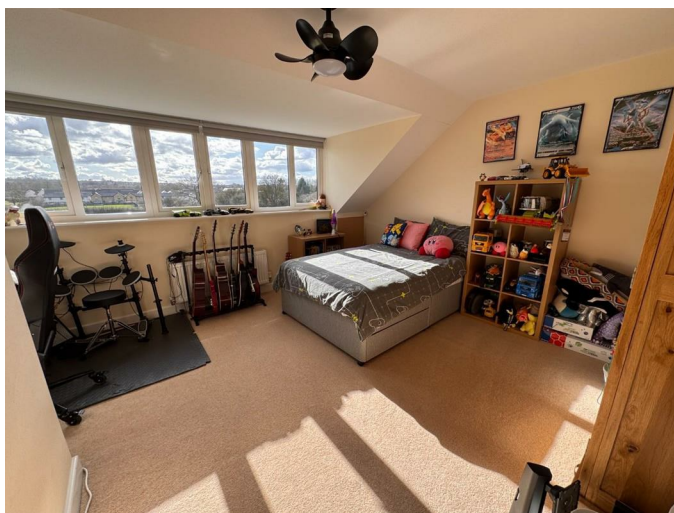
uPVC double glazed windows to rear aspect enjoying pleasant views, single radiator.

### Second Floor Landing

uPVC double glazed window to side aspect, single radiator, doors to

### Bedroom Three

15'5" x 13'6" (4.70 x 4.13)



uPVC double glazed window to rear aspect enjoying far reaching views, double radiator.

### Bedroom Four/Study

11'5" x 9'1" (3.50 x 2.79)

2 Velux windows to front aspect, eaves storage cupboard, single radiator, further storage cupboard.

## Outside



The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to a level lawn. The rear garden is enclosed by wooden featheredge fencing with a pedestrian gate giving access to the front of the property. The front of the property has a block paved driveway providing off street parking and access to the single garage, there is also additional allocated parking.

## Garage

Metal up and over, pedestrian door to rear garden, storage space, space for white goods, Ideal Logic gas boiler.

## Directions

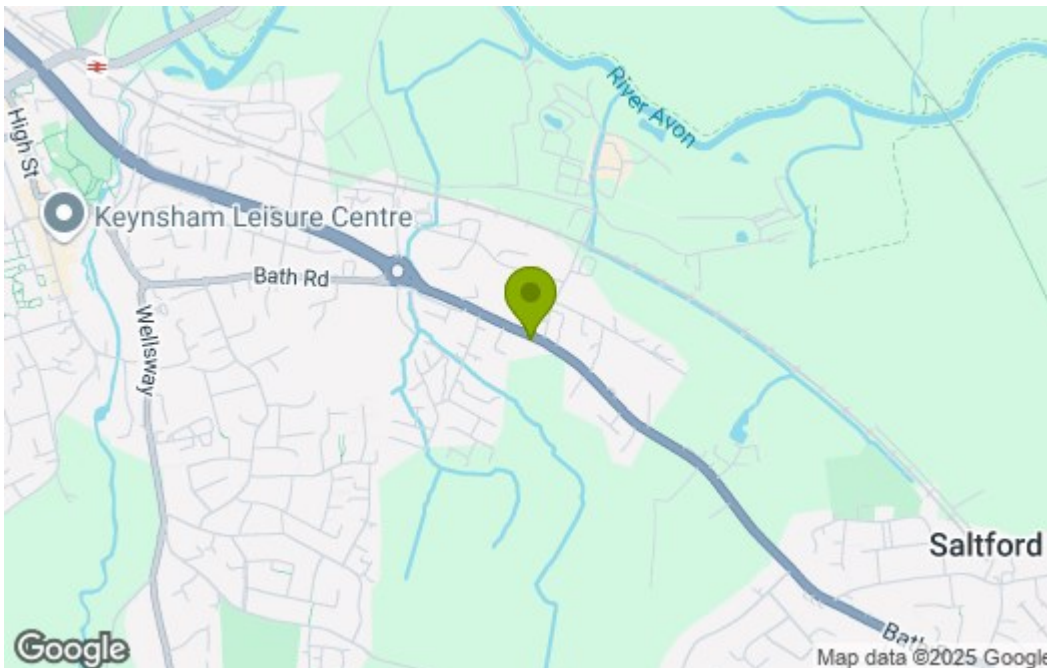
Sat Nav BS31 1TF

## Floor Plan

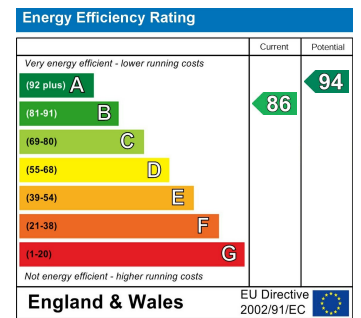


Total area: approx. 148.6 sq. metres (1599.7 sq. feet)  
**196 Bath Rd, Bristol**

## Area Map



## Energy Efficiency Graph



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