



19 Chelmer Grove, Bristol, BS31 1QA

Offers In The Region Of £550,000

Nestled in the tranquil cul-de-sac of Chelmer Grove, Keynsham, Bristol, this immaculately presented semi-detached house is a perfect family home. With three well-proportioned bedrooms and a stylish bathroom, this property offers ample space for comfortable living. The two reception rooms provide versatile areas for relaxation and entertainment, making it ideal for family gatherings or quiet evenings in.

The heart of the home is undoubtedly the modern family room and kitchen, enhanced by a delightful ground floor rear extension. The bi-folding doors seamlessly connect the indoor space to the southerly facing rear garden, allowing for an abundance of natural light and a wonderful flow for outdoor entertaining. The garden itself is a lovely retreat, perfect for enjoying sunny days. This property also boasts practical features such as uPVC double glazing and gas-fired central heating, ensuring warmth and comfort throughout the year. Parking is made easy with space for a number of vehicles on the driveway, adding to the convenience of this charming home.

Located within easy walking distance to the highly regarded Wellsway School and local shops, this residence is perfectly positioned for families seeking a blend of peaceful living and accessibility to essential amenities. This semi-detached house in Keynsham is not just a property; it is a place where cherished memories can be made. Don't miss the opportunity to make this delightful home your own.

uPVC double glazed front door with obscured windows giving direct access into the

Hallway



Stairs rising to first floor landing, single radiator, inset spots, wood effect flooring, under stairs cupboard, doors to

Sitting Room

11'7" x 10'10" (3.54 x 3.31)



Feature uPVC double glazed bay window to front aspect, single radiator.

Open Plan Kitchen/Family/Dining Room

26'2" x 21'7" (7.99 x 6.58)



Anthracite grey bi-folding doors opening onto rear garden, 3 Velux windows, wood effect flooring, 3 contemporary wall mounted anthracite grey radiators, storage cupboard with shelving, a range of wall and floor units with quartz worksurface over, sink unit with mixer tap, double oven, built in fridge and freezer, full sized integrated dishwasher, built in microwave, central island with quartz top, electric induction hob with contemporary extractor and pan drawers beneath with space for bar stools, inset spots, under unit lighting, door with step down into

Utility Room

11'5" x 7'8" (3.49 x 2.35)



Obscured uPVC double glazed pedestrian door giving access to side access, space for white goods including tumble drier and washing machine with worksurface over, 1 1/4 bowl sink drainer unit with mixer taps over, tiled splash backs, storage cupboards, wall mounted Vaillant gas boiler, wood effect flooring, single radiator, inset spots, door to garage, door to

Downstairs W/C

Obscured uPVC double glazed window to side aspect, single radiator, wash hand basin, light.

Garage

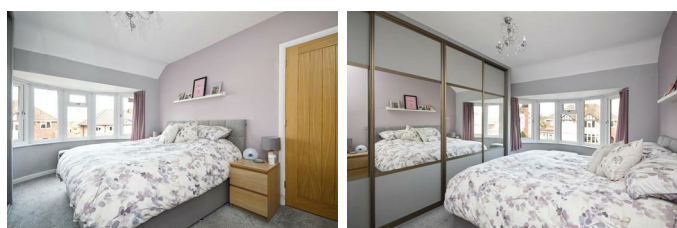
Power and light connected, metal up and over door.

First Floor Landing

Access to loft space, uPVC double glazed window to side aspect, doors to

Master Bedroom

14'8" x 10'6" (4.49 x 3.21)



Feature uPVC double glazed bay window to front aspect, single radiator, a range of part mirror fronted sliding wardrobes with hanging rail and shelving.

Bedroom Two

11'1" x 10'9" (3.40 x 3.29)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

8'5" x 7'2" (2.59 x 2.19)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes with sliding doors and hanging rail.

Family Bathroom

8'4" x 7'0" (2.56 x 2.15)



uPVC obscured double glazed windows to both side and rear aspects, low level w/c, p-shaped paneled bath with fixed glazed shower screen and mains shower over with separate shower attachment, sink with storage beneath and mixer tap over, part tiled, chrome heated towel rail, extractor, inset spots.

Outside

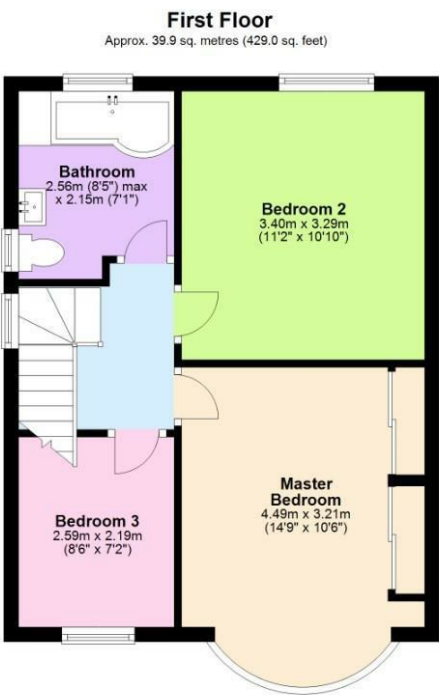
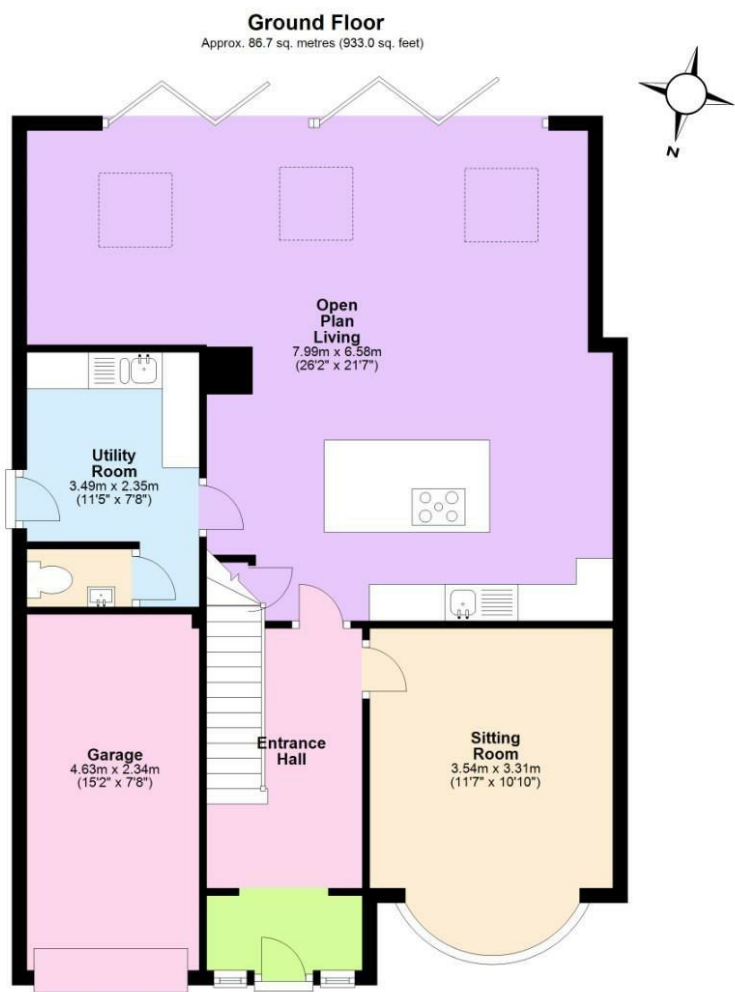


The front of the property is laid mainly to tarmac providing ample off street parking, steps lead up to the front door. The front is enclosed by a low level featheredge wooden fence and a border containing evergreen hedging. The southerly facing rear garden has a patio area immediately adjacent to the property ideal for alfresco dining, a step down leads to the remainder of the garden which is laid mainly to lawn with an area of mulch, currently used as a play area. A slabbed pathway leads down to the garden shed at the bottom of the garden (included in the sale). The rear garden is enclosed by wooden featheredge fencing. There is pedestrian access to the side via a wooden gate.

Directions

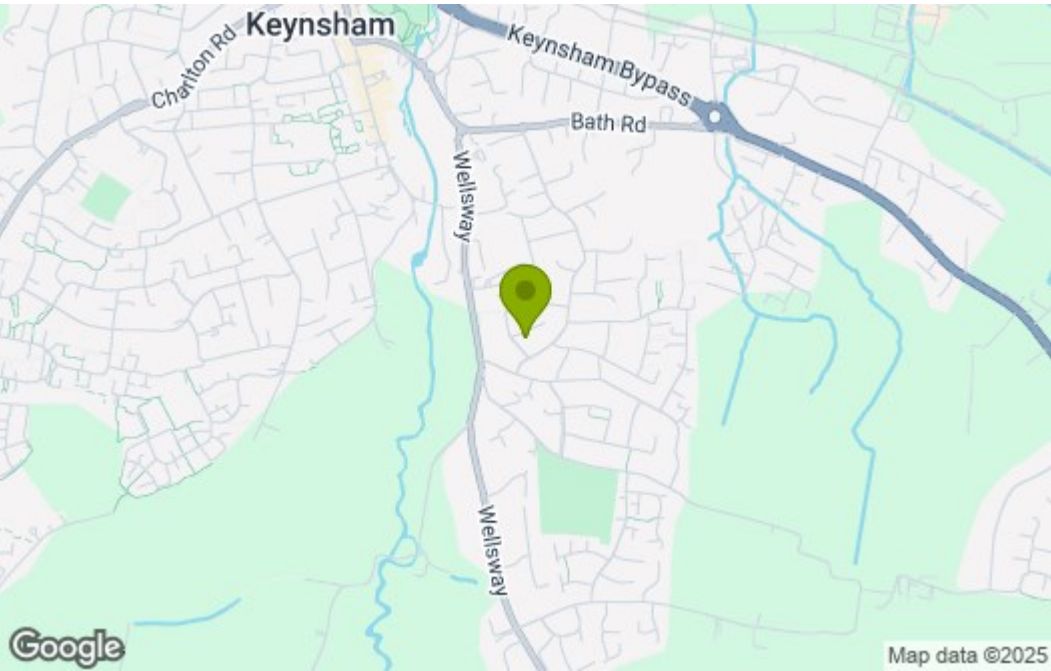
Sat nav BS31 1QA

Floor Plan

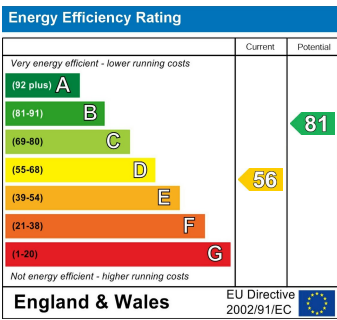


Total area: approx. 126.5 sq. metres (1362.0 sq. feet)

Area Map



Energy Efficiency Graph



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