



## 14 Handel Road, Bristol, BS31 1BT

### Offers In The Region Of £550,000

Nestled on the charming Handel Road in Keynsham, this beautifully presented mid-terraced house offers a perfect blend of modern living and period charm. This property has been thoughtfully extended and is ready to welcome its new owners. As you step inside, you will be greeted by a light and airy open-plan kitchen and dining family room, ideal for both entertaining and everyday family life. The space is designed to be both functional and inviting, making it the heart of the home. The property boasts four well-proportioned bedrooms, providing ample space for family or guests. The top floor is particularly appealing, featuring a master bedroom complete with an en suite bathroom, ensuring privacy and comfort.

With two bathrooms in total, morning routines will be a breeze, and the convenience of off-street parking adds to the practicality of this lovely home. The rear garden is a standout feature, extending approximately 100 feet, offering a low-maintenance outdoor space perfect for relaxation or play. Additionally, there is vehicle access to the rear of the garden, enhancing its usability. This property is ideally located just a short stroll from Keynsham High Street, where you will find a variety of local amenities, shops, and eateries. With uPVC double glazing and gas-fired central heating, this home is not only stylish but also energy-efficient.

Built in 1930, this terraced house retains its period features while providing the modern comforts that today's buyers seek. This is a wonderful opportunity to acquire a delightful family home in a sought-after location. Don't miss your chance to view this exceptional property.



Entrance via front door with uPVC double glazed obscured side panels into

### Hallway



Radiator, stairs rising to first floor landing, Karndean wood effect flooring, under stairs storage, doors into

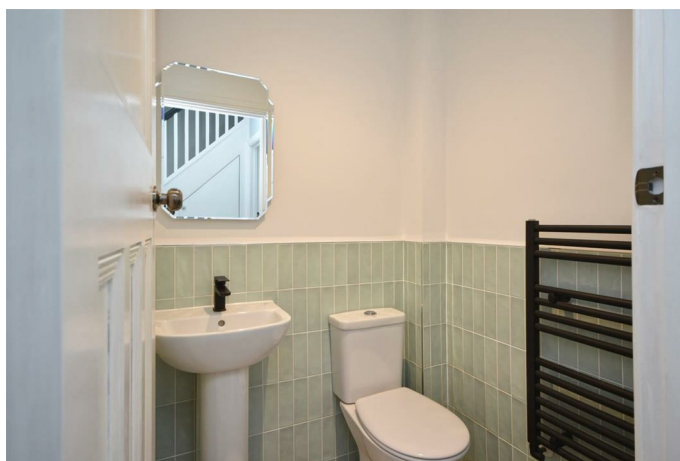
### Sitting Room

13'1" x 11'5" (4.00 x 3.48)



uPVC double glazed feature bay window to front aspect, single radiator, picture rails, period style fire place with decorative tiled hearth.

### Downstairs w/c



Karndean wood effect flooring, low level w/c, pedestal wash hand basin with mixer taps over, heated towel rail, inset lights, extractor, part tiled walls.

### Open Plan Kitchen/Dining/Family Room 24'10" x 18'1" (7.57 x 5.52)

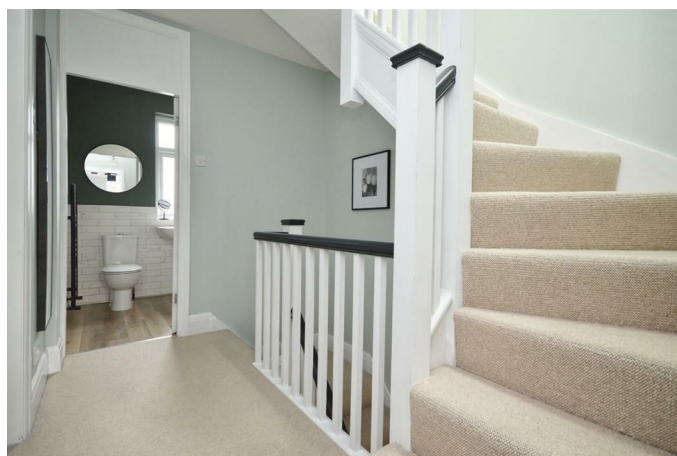


Anthracite grey bi folding doors giving access to the patio and rear garden, 2 large lantern sky lights, Karndean wood effect flooring, 2 period style radiators, large single radiator, inset spots, a range of modern contemporary floor to ceiling wall units and floor units with granite worksurfaces over, electric Neff induction hob with contemporary extractor hood with light over and marble splash back, double electric Neff oven, grill and microwave, integral fridge and freezer, storage cupboard with shelving, cupboard housing Worcester gas combination boiler, good sized central island with space for bar stools, 1 1/2 bowl sink unit with hot water tap, integrated full sized dishwasher, pull out bin drawer, alcove shelving, door to

### Utility

Fixed shelving, worksurface space with space and plumbing for white goods beneath including automatic washing machine and tumble drier, inset spots.

### First Floor Landing



Stairs rising to second floor landing, doors to

### Family Bathroom

7'2" x 5'1" (2.20 x 1.56)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with mixer taps over, paneled bath with mains Mira shower over with separate shower attachment, part tiled, heated towel rail, inset spots, Karndean flooring.

### Bedroom Two

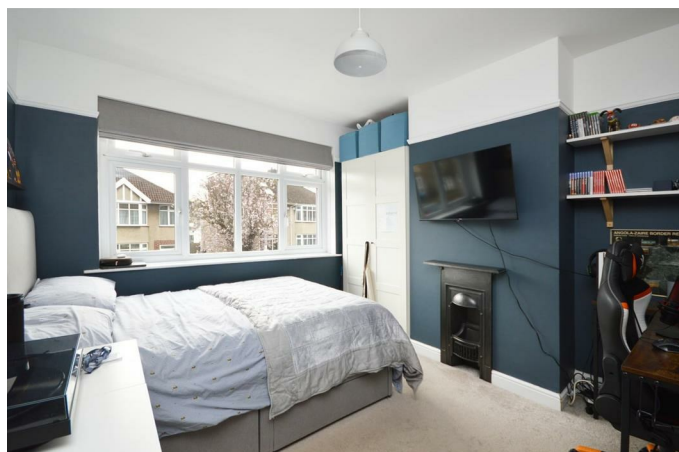
11'11" x 10'7" (3.65 x 3.25)



uPVC double glazed windows to front aspect, space for freestanding wardrobes, picture rail, period style fire with mantel over.

### Bedroom Three

10'10" x 10'2" (3.32 x 3.11)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Four/Study

8'0" x 7'6" (2.44 x 2.31)



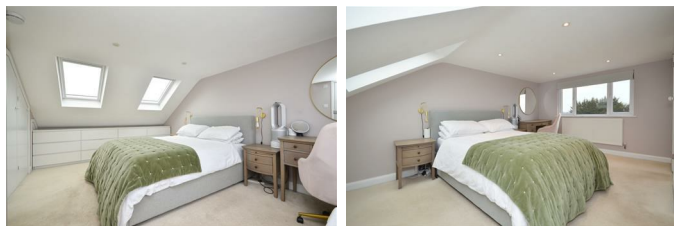
uPVC double glazed window to front aspect, picture rails.

### Second Floor Landing

Velux window to front aspect, door to

### Master Bedroom

16'8" x 10'7" (5.09 x 3.24)



uPVC double glazed window to rear aspect enjoying pleasant far reaching views, 2Velux windows to front aspect, single radiator, wall lights, inset spots, storage cupboards and access to eaves storage, door to

### En Suite

6'5" x 5'6" (1.97 x 1.69)



uPVC double glazed window to rear aspect, suite comprising tiled flooring, concealed cistern w/c, wall mounted wash hand basin with chrome mixer taps over, paneled bath with glazed shower screen and mains shower over, bath area fully tiled, tiled flooring, chrome heated towel rail, inset spots, extractor.

### Outside



The front of the property is laid mainly to block paving providing off street parking for a couple of vehicles. The front is enclosed by a wall with coping stone and a low level brick wall with wrought iron railing. The rear garden is a huge benefit to the property approx 100ft in length, immediately adjacent to the rear of the property is a good sized level patio ideal for garden furniture, with a rendered wall with coping stone, steps lead down to the remainder of the garden which

is laid mainly to a level lawn with established shrubs to either side. At the bottom of the garden is a good sized recently constructed wooden shed. There is pedestrian access at the bottom of the garden onto the rear lane. The rear garden is enclosed mainly by wooden panel fencing and featheredge fencing.

### Agent Note:

There is hard standing at the rear of the garden (potential to re erect a garage subject to planning).

### Directions

Sat nav BS31 1BT



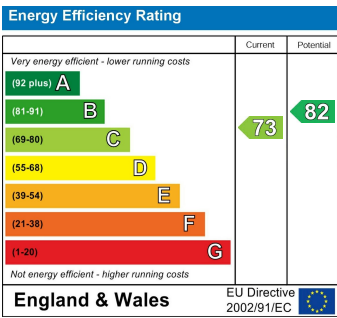
Floor Plan



Area Map



Energy Efficiency Graph



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