



6 Alcina Way, Bristol, BS31 2TL

Offers Over £325,000

Positioned in the charming area of Alcina Way, Keynsham, Bristol, this recently constructed two-bedroom semi-detached house presents an excellent opportunity for those seeking a modern and comfortable home. The property is ideally located near a variety of shops and local amenities, making daily errands and leisure activities easily accessible.

Upon entering, you will appreciate the thoughtful design and contemporary finishes that define this lovely residence. The house is equipped with gas-fired central heating, ensuring warmth and comfort throughout the colder months. The uPVC double glazing not only enhances energy efficiency but also contributes to a peaceful living environment, shielding you from external noise.

The property boasts an enclosed rear garden, perfect for enjoying outdoor activities or simply relaxing in a private space. Additionally, the driveway accommodates two vehicles, providing convenience for residents and guests alike.

Entrance via front door into

Hallway

14'1" x 3'2" (4.31 x 0.99)



Stairs rising to first floor landing, single radiator, doors to

Kitchen

9'8" x 7'11" (2.96 x 2.43)



uPVC double glazed window to front aspect, a range of wall and floor units with worksurface over, sink drainer unit, integrated oven and hob with extractor over, space and plumbing for washing machine, space for freestanding fridge freezer, sink drainer unit with mixer taps over, under unit lighting, double radiator.

Downstairs W/C

Suite comprising close coupled w/c, pedestal wash hand basin with mixer taps, extractor, single radiator.

Sitting/Dining Room

14'10" x 12'9" (4.54 x 3.91)



uPVC double glazed window to rear aspect, uPVC double glazed obscured door to rear garden, understairs storage cupboard, double radiator.

First Floor Landing

7'2" x 5'9" (2.19 x 1.76)

Doors to

Family Bathroom

9'5" x 7'2" (2.89 x 2.19)



Obscured uPVC double glazed window to rear aspect, close coupled w/c, pedestal wash hand basin with mixer taps over, paneled bath with shower attachment over, heated towel rail, storage cupboard housing wall mounted combination boiler.

Master Bedroom

14'11" x 11'5" (4.55 x 3.49)



uPVC double glazed windows to front aspect, single

radiator, storage cupboard with shelving and single radiator.

Bedroom Two

15'7" x 7'4" (4.75 x 2.25)



uPVC double glazed window to rear aspect, double radiator.

Outside

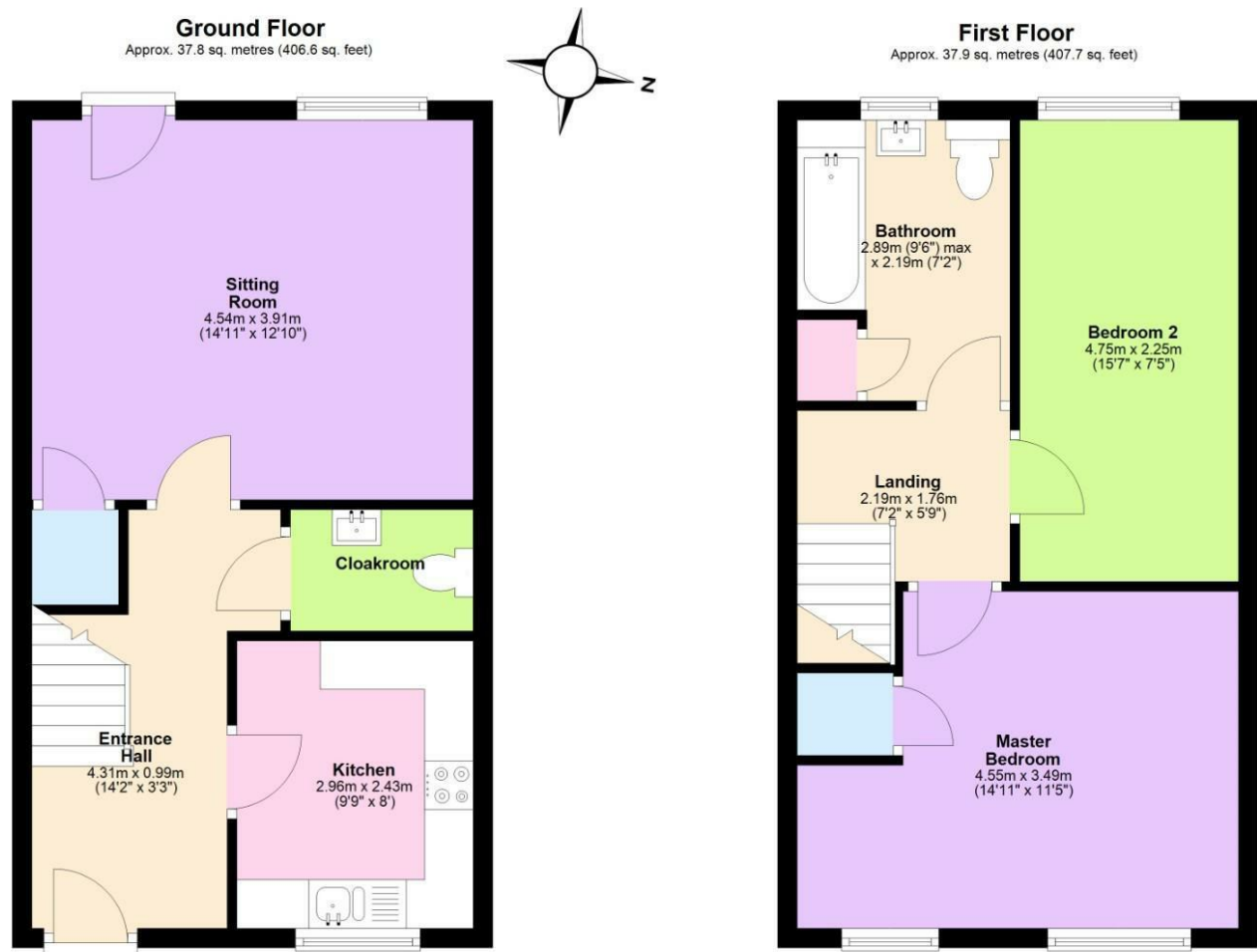


The front of the property has a small area of lawn with a pathway leading to the front door. To the side of the property is a driveway providing off street parking for 2 vehicles, a pedestrian gate gives access to the rear garden. The rear garden has a patio immediately adjacent to the property, the remainder is laid to lawn and is fully enclosed by wooden fencing and brick walling.

Directions

Sat Nav BS31 2TL

Floor Plan

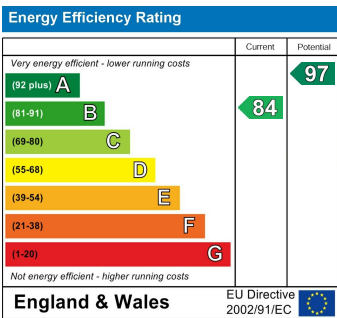


Total area: approx. 75.6 sq. metres (814.3 sq. feet)
6 Alcina Way, Keynsham

Area Map



Energy Efficiency Graph



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