



3 Dene Close, BS31 1RL

Offers In The Region Of £475,000

Nestled in the tranquil cul-de-sac of Dene Close, Keynsham, this recently extended semi-detached house presents an excellent opportunity for families seeking a spacious and adaptable home. With four well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this property is designed to accommodate modern living comfortably. The house boasts two inviting reception rooms, perfect for both entertaining guests and enjoying quiet family time. The extension work, which is still in progress, offers the fortunate buyer the chance to personalise the space to their own taste, ensuring that it truly becomes their dream home.

Situated within the highly regarded Wellsway School catchment area, this property is ideally located near local shops and amenities, making daily life convenient and enjoyable. The house benefits from gas-fired central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the property features a driveway for off-street parking and an enclosed rear garden, providing a safe and private space for children to play or for hosting summer barbecues. This semi-detached home is not just a house; it is a canvas for your future, waiting for you to add your personal touch. Don't miss the chance to make this delightful property your own in the heart of Keynsham.

Entrance via front door into

Hallway

13'4" x 6'5" (4.08 x 1.97)



Stairs rising to first floor landing, double radiator, understairs storage cupboard with hanging space, doors to

Sitting Room

14'3" x 13'4" (4.35 x 4.08)



uPVC double glazed window to front aspect, 2 single radiators, coving, media wall with shelving (potential for downlighters), door to

Dining Room

9'11" x 8'10" (3.03 x 2.71)



uPVC double glazed French doors to decking and rear garden, single radiator, coving.

Kitchen

10'10" x 9'11" (3.32 x 3.03)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, single sink with double drainer unit with mixer taps over, space for freestanding American style fridge freezer, space and plumbing for washing machine, space for gas cooker, cupboard housing Vaillant gas boiler, door with small step down to

Ground Floor Extension/Living Room

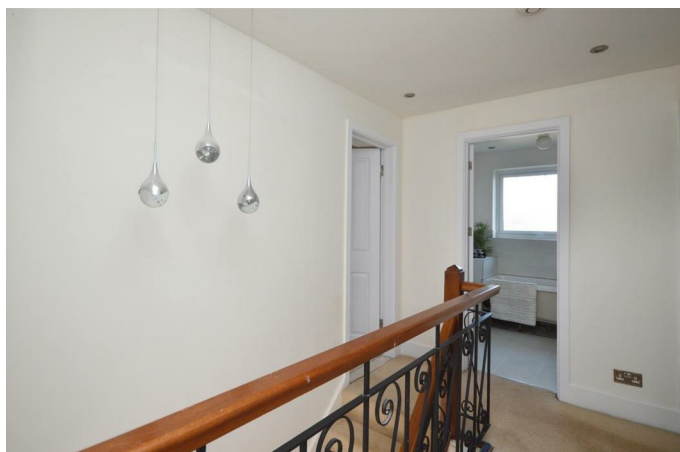
24'6" x 9'3" (7.48 x 2.83)



(This has potential to be used as a kitchen/breakfast room) uPVC double glazed windows to front, rear and side aspects, set of anthracite grey bi-folding doors to side garden,

First Floor Landing

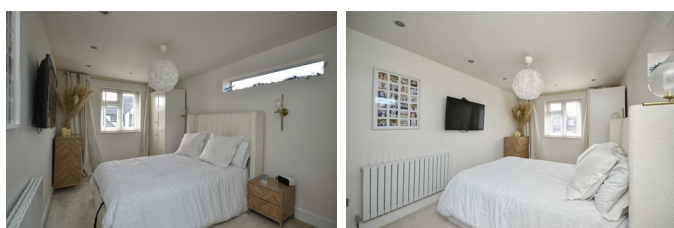
10'5" x 7'1" (3.18 x 2.16)



Access to loft space via pull down ladder, inset spots, storage cupboard with hanging rail and shelving, doors to

Master Bedroom

17'0" x 9'1" (5.19 x 2.79)



uPVC double glazed window to front aspect, uPVC double glazed panel window to side aspect, inset spots, wall lights, double radiator, area with downlights for dressing table, opening to

En Suite

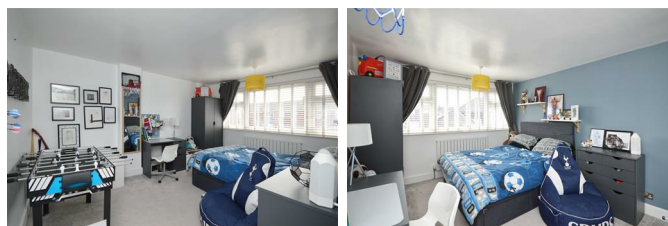


Obscured uPVC double glazed window to rear aspect,

a recently refitted contemporary suite comprising concealed cistern w/c, wash hand basin with storage drawers beneath and mixer tap over, heated towel rail, fully tiled shower cubicle with fixed glazed shower screen and mains shower over with separate shower attachment over, part tiled walls, inset spots, extractor, wood effect flooring.

Bedroom Two

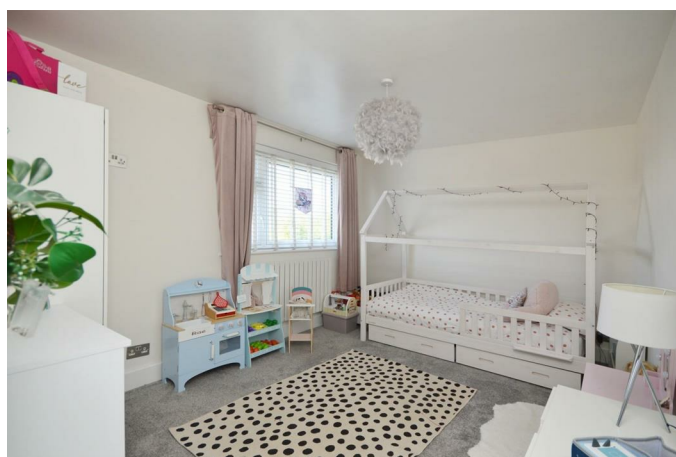
14'3" x 10'5" (4.36 x 3.18)



uPVC double glazed window to front aspect, single radiator.

Bedroom Three

12'8" x 9'11" (3.87 x 3.04)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Four/Study

8'11" x 7'1" (2.72 x 2.18)



uPVC double glazed window to front aspect, single radiator.

Family Bathroom

6'10" x 6'7" (2.09 x 2.03)



(This room is not currently functional and needs to be finished) Obscured uPVC double glazed window to rear aspect, wash hand basin with mixer tap over, low level w/c, paneled bath with shower attachment, fully tiled shower cubicle with rainfall shower and separate attachment and controls, inset spots, extractor, tiled flooring, part tiled walls, chrome heated towel rail.

Outside



The front of the property has a hard standing driveway providing off street parking for a couple of vehicles. A

pedestrian gate to the side gives access to the rear garden. The rear garden has an elevated raised decking area immediately adjacent to the property ideal for garden furniture, steps lead down to the remainder which is laid mainly to lawn. The rear garden is enclosed by wooden featheredge fencing. A large wooden shed is also included in the sale.

Directions

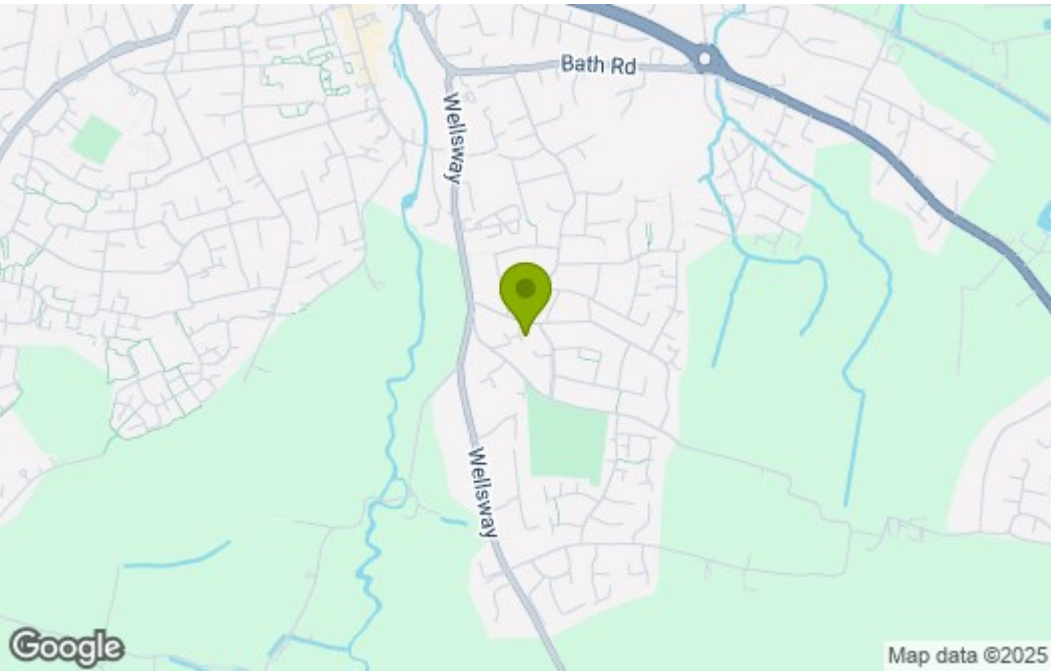
Sat Nav BS31 1RL

Floor Plan

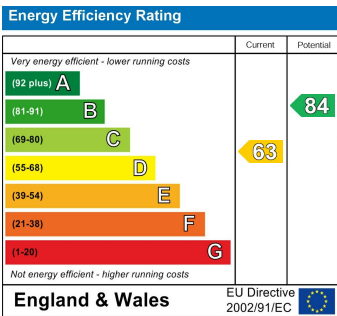


Total area: approx. 134.7 sq. metres (1450.2 sq. feet)
3 Dene Close, Keynsham

Area Map



Energy Efficiency Graph



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