



## 28 Oakfield Road, Bristol, BS31 1JH

### Offers In The Region Of £625,000

Nestled in a sought-after cul-de-sac on Oakfield Road in Keynsham, this immaculately presented three-bedroom detached bungalow offers a perfect blend of comfort and style. Spanning an impressive 1,173 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The interior is finished to a high standard, featuring uPVC double glazing and gas-fired central heating, ensuring a warm and inviting atmosphere throughout the year. The well-appointed kitchen and bathroom complement the living spaces, making this home both practical and appealing.

Outside, the property benefits from off-street parking for a number of vehicles, along with a single garage for additional storage. The south-facing rear garden is a true highlight, meticulously maintained and complete with a charming garden room/bar and a covered gazebo adorned with lighting. This outdoor space is perfect for hosting gatherings or simply enjoying a quiet evening under the stars.

Situated within the well-regarded Wellsway school catchment area, this bungalow is also conveniently located near picturesque countryside walks, making it an ideal choice for families and nature enthusiasts alike.

In summary, this delightful bungalow on Oakfield Road presents an exceptional opportunity for those seeking a spacious, well-equipped home in a tranquil setting. Don't miss the chance to make this wonderful property your own.

Entrance via double glazed front door with matching side panel into

### Hallway

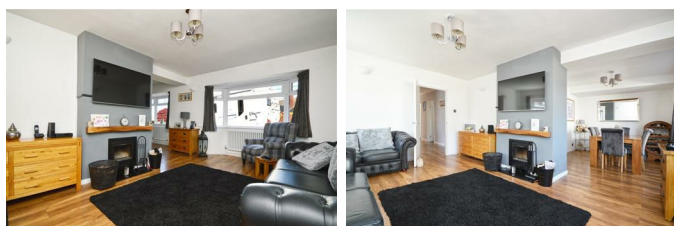
11'9" x 6'1" (3.60 x 1.86)



Double radiator, wood effect flooring, access to loft space, doors to

### Sitting Room

16'10" x 11'10" (5.14 x 3.62)



Dual aspect uPVC double glazed windows to both front and side aspect, wood effect flooring, feature wood burning stove with granite hearth and wooden mantle over, wall lights, period style radiator, opening to

### Dining Room

11'1" x 8'11" (3.40 x 2.73)



uPVC double glazed window to front aspect, period style radiator, wood effect flooring, door to

### Kitchen

15'3" x 8'9" (4.66 x 2.69)



uPVC double glazed window to side aspect, a range of wall and floor units with worksurface over, single sink drainer unit with mixer tap over, tiled splash backs, under unit lighting, space for Rangemaster style cooker with decorative splash back and extractor hood with light over, area for bar stools, space and plumbing for full sized dishwasher, wood effect flooring, opening to

### Utility Area

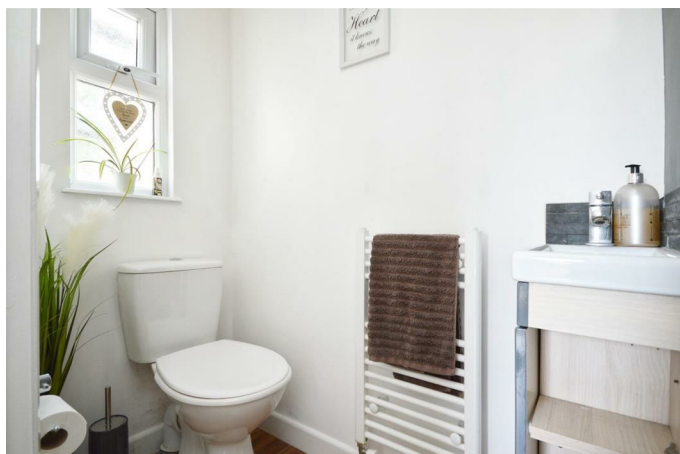
9'2" x 5'0" (2.81 x 1.54)



uPVC double glazed window to side aspect, uPVC double glazed pedestrian door to decking and rear garden, wood effect flooring, single radiator, further workspace, space and plumbing for washing machine and tumble drier, space for fridge freezer, door to



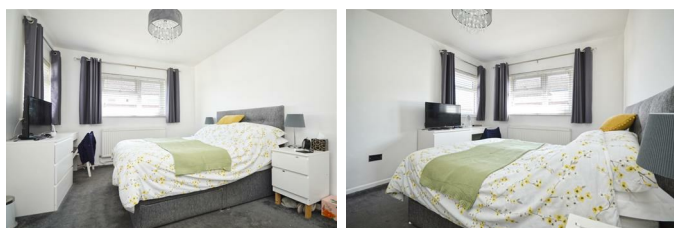
## W/C



Obscured uPVC double glazed window to side aspect, wood effect flooring, wash hand basin with mixer tap over and storage beneath, wall mounted heated towel rail.

## Master Bedroom

13'8" x 10'4" (4.19 x 3.16)



Dual aspect, uPVC double glazed windows to both side and front aspect, single radiator.

## Bedroom Two

10'7" x 8'5" (3.25 x 2.58)



uPVC double glazed window to rear aspect, single radiator.

## Bedroom Three

11'11" x 7'8" (3.64 x 2.35)



uPVC double glazed French doors to rear garden, radiator, wood effect flooring.

## Family Bathroom

8'7" x 5'7" (2.63 x 1.71)



Obscured uPVC double glazed window to side aspect, tile effect flooring, fully tiled walls, wall mounted heated towel rail, inset spots, extractor, suite comprising low level w/c, wash hand basin with storage beneath, paneled bath with hinged glazed shower screen and mains shower over.

## Outside



The front of the property has a tarmac driveway providing ample off street parking for a number of vehicles and access to the garage. There is a raised border containing shrubs. The front of the property is

enclosed mainly by rendered walls with coping stone. A pedestrian gate leads to the south facing rear garden where a large expanse of decking is situated immediately adjacent to the property ideal for alfresco dining with a balustrade, steps lead down to the remainder to the garden which is laid mainly to a level lawn. A covered gazebo with decking and lighting provides an area for entertaining or enjoying the lovely garden. There is a part covered dry store situated at the bottom of the garden. The rear garden is enclosed mainly by wooden featheredge fencing and hedging.

### Single Garage

19'1" x 9'8" (5.82 x 2.97)

Double wooden doors, power and light is connected, door to

### Garden Room/Bar

15'11" x 9'8" (4.87 x 2.97)



Bar area, power and light connected (this area could be used as an office/studio), double doors to rear garden.

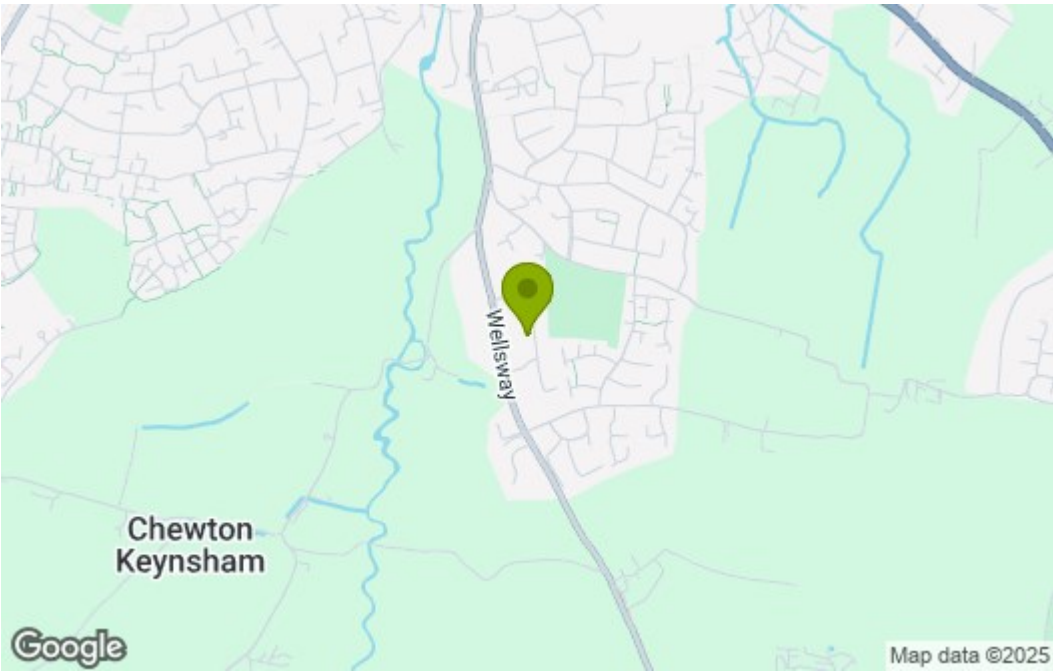
### Directions

Sat Nav BS31 1JH

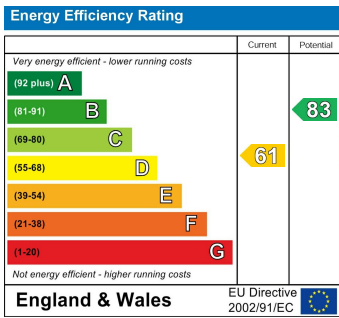
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.