



### 30 Waveney Road, Bristol, BS31 1RX

#### Offers In The Region Of £415,000

Positioned on Waveney Road in the charming town of Keynsham, Bristol, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. Located within a short walking distance to the highly regarded Wellsway School, as well as local shops and amenities, this property is ideally situated for both convenience and community.

Constructed in the early 1960s, this home boasts a classic yet functional design, enhanced by modern features such as uPVC double glazing and gas-fired central heating, ensuring comfort throughout the seasons. The property offers two spacious reception rooms, providing ample space for relaxation and entertaining. A ground floor rear extension currently serves as a versatile office, perfect for those who work from home or require additional living space. The accommodation includes three well-proportioned bedrooms, making it suitable for families or those seeking extra room for guests. The bathroom is conveniently located, and there is also a downstairs w/c for added convenience.

Outside, the property features a south-facing enclosed rear garden, ideal for enjoying sunny days and outdoor activities. A single garage and a driveway with parking for two vehicles further enhance the practicality

Entrance via double glazed front door with obscured glazed side panel and obscured glazed window into

### Porch

Storage cupboard with hanging space, wooden flooring, further door to

### Kitchen/Dining Room

17'1" 13'8" (5.21 4.18)



uPVC double glazed window to front aspect, a range of wall and floor units with roll edge worksurface over, 1 1/2 bowl stainless steel sink drainer unit with chrome mixer taps, tiled splash backs, space for freestanding electric cooker, space and plumbing for white goods including full sized dishwasher and washing machine, chrome heated towel rail, under stairs storage cupboard, tile effect flooring, coving, single radiator, door to garage, door to rear ground floor extension, double doors to sitting room.

### Ground Floor Extension (currently used as a study)

11'8" x 9'10" (3.57 x 3.02)



uPVC double glazed window to rear aspect, obscured uPVC double glazed door to rear garden, single radiator, Velux roof light, door to

### Downstairs W/C



Obscured uPVC double glazed window to front aspect, low level w/c, wall mounted wash hand basin, small single radiator, interconnecting door to garage.

### Sitting Room

17'5" x 10'8" (5.31 x 3.26)



uPVC double glazed French doors to rear garden, uPVC double glazed windows to rear aspect, two double radiator, wall light, coving, feature electric fire with marble hearth and exposed stone surround, alcove shelving, wall lights, door with stairs rising to

### Garage

15'6" x 8'4" (4.74 x 2.55)

Metal up and over door, power and light connected, wall mounted Baxi boiler.

### First Floor Landing

Access to loft space, storage cupboard with shelving for linen and radiator, doors to



### Master Bedroom

10'8" x 10'3" (3.26 x 3.14)



uPVC double glazed window to rear aspect, single radiator, built in mirror fronted wardrobes with shelving and hanging space.

### Bedroom Two

12'6" x 10'8" (3.82 x 3.26)



uPVC double glazed window to front aspect, single radiator, over stairs storage cupboard with wooden shelving.

### Bedroom Three

9'4" x 6'4" (2.87 x 1.95)



uPVC double glazed window to rear aspect, double radiator.

### Separate W/C



Obscured uPVC double glazed window to side aspect, concealed cistern w/c, part tiled walls.

### Bathroom

7'2" x 6'3" (2.19 x 1.92)



Obscured uPVC double glazed window to front aspect, suite comprising pedestal wash hand basin, p-shaped paneled bath with curved glazed shower screen and electric Mira shower over, part tiled, chrome heated towel rail.

### Outside



The front of the property has a block paved driveway providing off street parking for a couple of vehicles, the remainder is laid to plum slate for ease of maintenance with an established shrub, steps lead up to the front door. The south facing rear garden is a big

benefit to this property providing a lovely sunny aspect, immediately adjacent to the property is a mixture of a slabbed patio and wooden decking providing a good area for alfresco dining. The remainder is laid mainly to lawn with areas of gravel and a raised border containing some ground cover and established shrubs. A wooden shed is included in the sale. The rear garden is enclosed mainly by wooden fencing with part concrete posts and stone walling and wooden fencing.

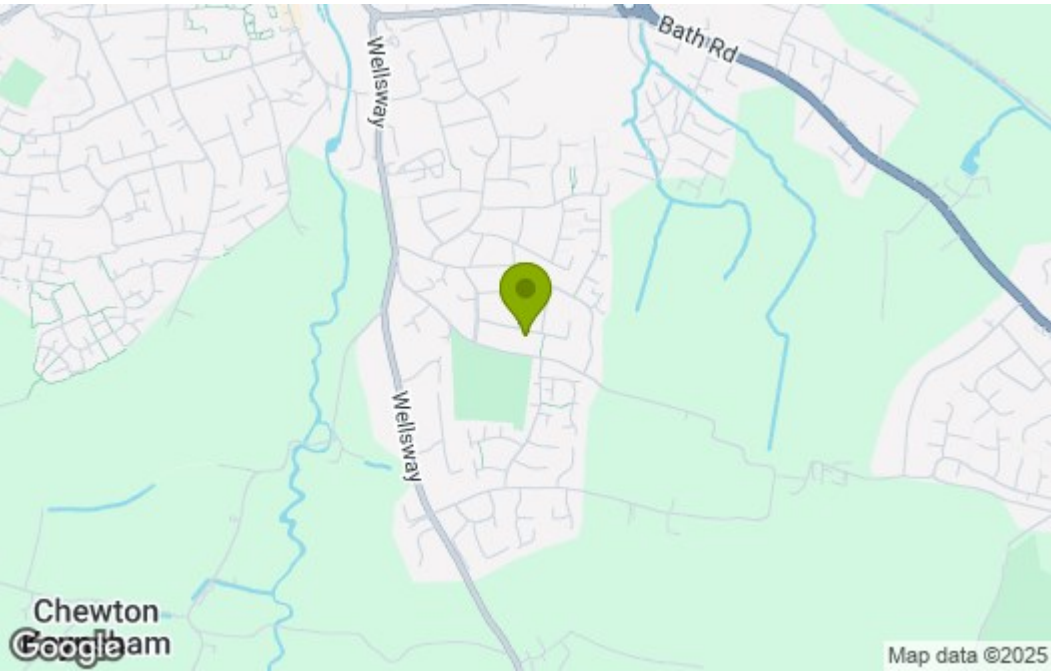
### **Directions**

Sat Nav BS31 1RX

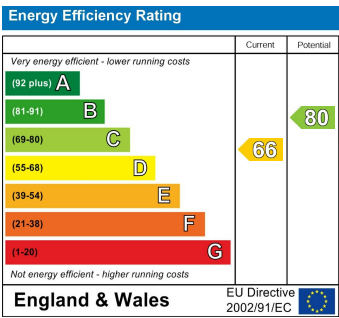
Floor Plan



Area Map



Energy Efficiency Graph



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