



11 Alcina Way, Bristol, BS31 2TL

Offers In The Region Of £325,000

Positioned in the desirable Alcina Way, Keynsham, this charming semi-detached house offers a modern living experience in a vibrant community. Built in 2020, this new build property spans approximately 700 square feet and features a well-designed layout that is both functional and inviting.

Upon entering, you will find a spacious reception room that provides a warm welcome, perfect for relaxation or entertaining guests. The property boasts two comfortable bedrooms, including a master suite with the added convenience of an en suite bathroom. The main bathroom is also fitted to a high standard, ensuring both style and practicality. The fitted kitchen is a highlight of the home, equipped with modern appliances and ample storage, making it a delightful space for culinary enthusiasts. The house benefits from gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the property offers off-street parking for two vehicles, a valuable asset in today's market. The enclosed rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden

Entrance via front door giving access into

Hallway

Single radiator, stairs rising to first floor landing, door to

Sitting Room

14'6" x 10'5" (4.44 x 3.18)



uPVC double glazed windows to front and side aspects, 2 single radiators, under stairs storage cupboard, opening to

Kitchen/Dining Room

10'4" x 9'8" (3.17 x 2.96)



uPVC double glazed patio doors opening to the rear garden, 2 floor to ceiling uPVC double glazed matching side panels, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and induction hob with extractor over, integrated fridge freezer and dishwasher, double radiator, opening to

Utility Area

Wall and floor units with worksurface over, space and plumbing for washing machine, cupboard housing combination boiler, door to

Downstairs W/C



Wash hand basin with mixer tap over, single radiator, extractor, w/c.

First Floor Landing

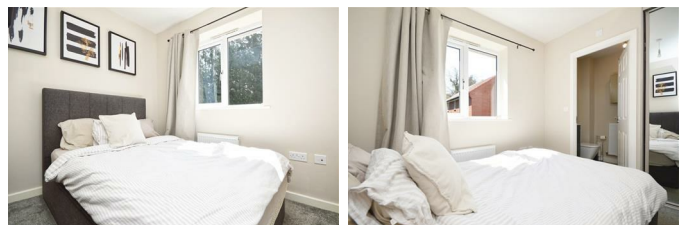
7'11" x 6'0" (2.43 x 1.85)



Access to loft space, doors to

Master Bedroom

8'11" x 4'11" (2.73 x 1.50)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes, door to

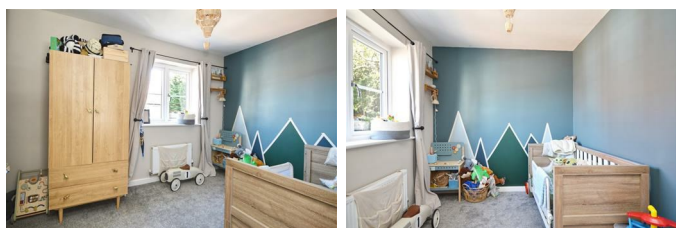
En Suite



Obscured uPVC double glazed window to rear aspect, suite comprising close coupled w/c, wash hand basin with mixer tap over and storage beneath, single radiator, shower cubical with shower attachment over.

Bedroom Two

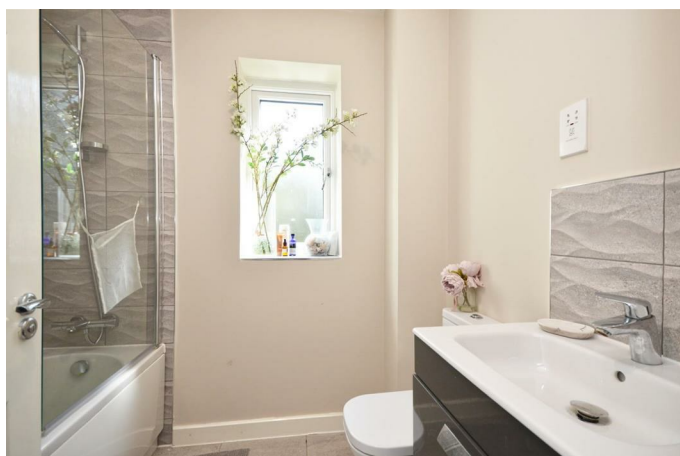
13'11" x 8'0" (4.26 x 2.45)



uPVC double glazed window to front aspect, single radiator, storage cupboard.

Family Bathroom

7'1" x 5'6" (2.16 x 1.70)



Obscured uPVC double glazed window to side aspect, suite comprising paneled bath with shower

attachment over, close coupled w/c, wash hand basin with mixer tap over and storage beneath, heated towel rail, extractor.

Outside



The front of the property is laid mainly to gravel with a pathway leading to the front door. The well manicured south facing rear garden has a patio immediately adjacent to the property ideal for garden furniture, the remainder is laid to artificial lawn for ease of maintenance. The rear garden is fully enclosed by wood fencing with a pedestrian gate providing access. There is off street parking for two vehicles along the side of the property.

Directions

Sat Nav BS31 2TL

Disclaimer

The vendor has moved the boundary fence in the rear garden onto land owned by the developer. Therefore, the whole of the rear garden does not legally belong to the property.

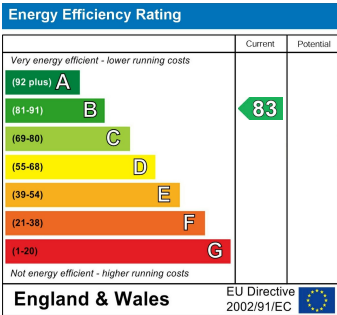
Floor Plan



Area Map



Energy Efficiency Graph



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