



## 28 Manor Road, Bristol, BS31 1RG

### Offers In The Region Of £775,000

Positioned on the esteemed Manor Road in Keynsham, this splendid detached house presents an exceptional opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms and three inviting reception rooms, this property is designed to accommodate modern family living with ease.

The residence is ideally situated within the catchment area of the highly regarded Wellsy School, making it a prime choice for families prioritising education. Additionally, the property is conveniently located near Manor Road Park and also offers delightful countryside walks, as well as a variety of shops and amenities, ensuring that all your daily needs are within easy reach.

As you enter, you will appreciate the flexible living accommodation on the ground floor, which is perfect for both entertaining guests and enjoying quiet family time. The home is equipped with double glazing and gas-fired central heating, ensuring warmth and comfort throughout the year.

One of the standout features of this property is the substantial plot it occupies, which includes off-street parking for a couple of vehicles and a double garage, providing ample space for your vehicles and storage.

Entrance via double doors into

### Covered Porch

Tiled flooring, further multi glazed door to

### Hallway



Stairs rising to first floor landing, double radiator, wall lights, doors to

### Sitting Room



uPVC double glazed feature bay window to front aspect, port hole windows to both front and rear aspects, uPVC double glazed sliding patio doors to rear garden, 2 small double radiators, 1 large double radiator, coving, feature wood burning stove with tiled hearth and wooden mantel over.

### Breakfast Room



Double glazed window to front aspect, double glazed windows to side aspect, double radiator, wall lights, under stairs storage cupboard, step down with further door into

### Utility Room



Double glazed window to front aspect, double glazed pedestrian door with window to rear garden, tiled flooring, underfloor heating, a range of wall and floor units with worksurface over, single stainless steel sink drainer unit with mixer taps over and hot water tap, tiled splash backs, space and plumbing for white goods including washing machine and tumble drier, period style radiator, door to downstairs w/c, step up to



## Kitchen



Double glazed window to rear aspect, a range of wall and floor units with worksurface over, double sink unit with mixer taps over, tiled splash backs, tiled flooring, integrated freezer and fridge, integrated full sized Bosch dishwasher, 2 Siemens built in oven and grill with warming drawer, Siemens induction hob with decorative splash back and contemporary extractor with fan and light over, under unit lighting, serving hatch to dining room.

## Downstairs W/C

Obscured window to rear aspect, tiled flooring, low level w/c, wash hand basin with storage beneath and mixer tap over, wall mounted radiator.

## Dining Room



Double glazed window to side aspect, double radiator, serving hatch to kitchen, wall lights, double doors opening to

## Conservatory



uPVC windows and double doors to rear garden enjoying lovely views from all angles, underfloor heating, tiled flooring, electric wall mounted radiator, wall lights, pitched glazed roof.

## Split Level First Floor Landing

Double glazed window to side aspect, access to loft space with pull down ladder, wall lights, single radiator, door to

## Family Bathroom



Velux window to side aspect, underfloor heating, suite comprising low level w/c, wash hand basin with chrome mixer tap and storage beneath, sunken whirlpool wellness bath with jets and shower attachment over, shower opening with fixed glazed shower screen, central floor drain and mains shower with separate shower attachment over, extractor, wall lights, fully tiled walls, chrome heated towel rail.

### Master Bedroom



2 Double glazed windows to rear aspect enjoying pleasant views over the garden, single radiator, wall lights, mirror fronted wardrobes (part containing a Worcester gas boiler with pressurized water system) with shelving and hanging space, uPVC double glazed patio doors giving access to the

#### Balcony

An area for garden furniture, enjoying lovely views over the garden, tiled flooring, wooden fixed balustrade.

### Bedroom Two



Double glazed windows to front aspect, space for wardrobes, 2 double radiators, uPVC double glazed doors to

#### Balcony

An area for garden furniture, enjoying lovely views over the garden, tiled flooring, wooden fixed balustrade.

### Bedroom Three



Double glazed windows to front aspect, double radiator, space for freestanding wardrobes and drawers.

### Outside



The rear garden has a good sized patio to one side with access to the double garage, another side of the garden has been recently landscaped giving 2 areas of contemporary paving and railway sleeper raised borders, stepping stones with sympathetic planting, borders containing a mixture of herbaceous perennials, plants, shrubs and trees and areas of south cerney grave. The remainder of the garden is laid mainly to lawn with a couple of mature apple trees. Steps lead down to the swimming pool with shallow and deep end with central drain. A shed located nearby houses the heating and filtration system for the pool, the remainder of the shed is used for storage. There is a separate area of the garden currently fenced off with wooden fence and trellis containing a couple of fruit trees and is laid mainly to lawn. The garden is enclosed mainly by wooden fencing and evergreen hedging. There are pedestrian gates giving easy access to the front of the property. The front of the property has a driveway providing access to the double garage and ample off street parking with a border containing some ground cover, shrubs and hedging.

### Double Garage

Electric roller shutter doors.

### Directions

Sat Nav BS31 1RG

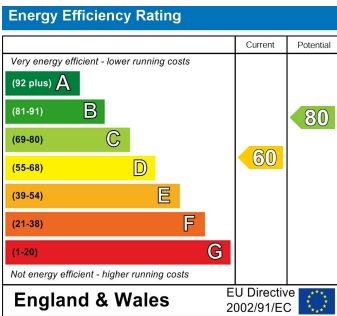
Floor Plan



Area Map



Energy Efficiency Graph



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