



54 Albert Road, Keynsham, BS31 1AD

£675,000

Nestled in the heart of Keynsham on Albert Road, this charming detached house, built in c1891, offers a delightful blend of period features and modern comforts. Spanning an impressive 2,351 square feet and arranged over three floors, the property has been meticulously maintained and is presented to a high standard throughout.

Upon entering, you are welcomed by two spacious reception rooms, perfect for both relaxation and entertaining. The ground floor has been thoughtfully extended, creating a lovely kitchen/breakfast room that serves as the heart of the home. This area is ideal for family gatherings or casual dining, with ample space for culinary creativity. The property boasts four well-proportioned bedrooms, including a stunning master suite created from a loft conversion completed in 2021. This private retreat features an en suite shower room, providing a touch of luxury and convenience. The remaining bedrooms are versatile and can easily accommodate family or guests.

Outside, the mature rear garden is a true highlight, featuring a delightful selection of plants and shrubs that create a tranquil oasis. This outdoor space is perfect for enjoying sunny afternoons or hosting summer

Entrance via front door into

Hallway

11'5" x 10'8" (3.49 x 3.27)



Double radiator, stairs rising to first floor landing, central ceiling rose, coving, storage cupboard with hanging space for coats, Amtico flooring, doors to

W/C



Obscured uPVC double glazed window to rear aspect, single radiator, Amtico flooring, inset spots, low level w/c, ceramic bowl sink with mixer tap over, understairs cupboard housing Worcester Green Star gas boiler, inset spots.

Dining Room

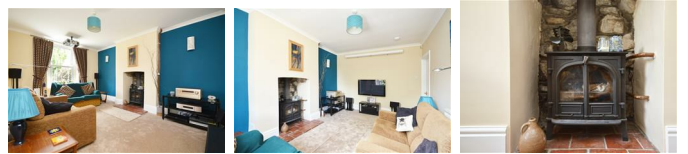
12'0" x 10'8" (3.66 x 3.27)



Feature uPVC double glazed bay window to front aspect, large single radiator, central ceiling rose, coving, picture rail.

Sitting Room

15'11" x 10'9" (4.87 x 3.30)



uPVC double glazed window to front aspect, large single radiator, coving, feature wood burning stove.

Kitchen/Breakfast Room

18'9" x 14'0" (5.73 x 4.29)



Obscured uPVC double glazed pedestrian door to side aspect and driveway, uPVC double glazed window to side aspect, Velux windows on both sides uPVC double glazed French doors with side panels giving access to the patio and rear garden, a range of wall and floor units (mainly floor) with Granite worksurface over, central island with sink drainer unit within with mixer taps over, built in Miele dishwasher, storage units in island, built in AEG microwave, 5 ring AEG bath hob with contemporary extractor with light, under unit

lighting, AEG oven and grill, built in fridge, area for wine storage, space for kitchen table.

First Floor Split Level Landing



uPVC double glazed window to rear aspect, coving, single radiator, stairs rising to second floor, doors to

Bedroom Two

12'2" x 11'0" (3.71 x 3.36)



uPVC double glazed sash window to front aspect, double radiator, feature period fireplace, picture rail, coving.

Bedroom Three

12'0" x 10'7" (3.66 x 3.23)



uPVC double glazed sash window to front aspect, double radiator, feature fire with marble hearth, picture rail and coving, double doors to walk in cupboard with radiator and water tank, wall lights.

Bedroom Four/Study

9'9" x 8'4" (2.98 x 2.56)



uPVC double glazed window to rear aspect, single radiator, coving.

Family Bathroom

7'5" x 5'9" (2.27 x 1.77)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, paneled bath with mains shower over, pedestal wash hand basin, single radiator, shaver point, coving, inset spots, extractor, fully tiled flooring, tiled walls,

Utility Room

8'3" x 6'1" (2.54 x 1.87)



A range of wall and floor units with work surface over, single stainless steel sink drainer unit with mixer taps, tiled splash backs, space for full sized tumble drier, space and plumbing for washing machine and fridge, towel rail, coving,

Second Floor Landing

uPVC double glazed window to rear aspect enjoying fantastic views across the garden, door to

Master Suite

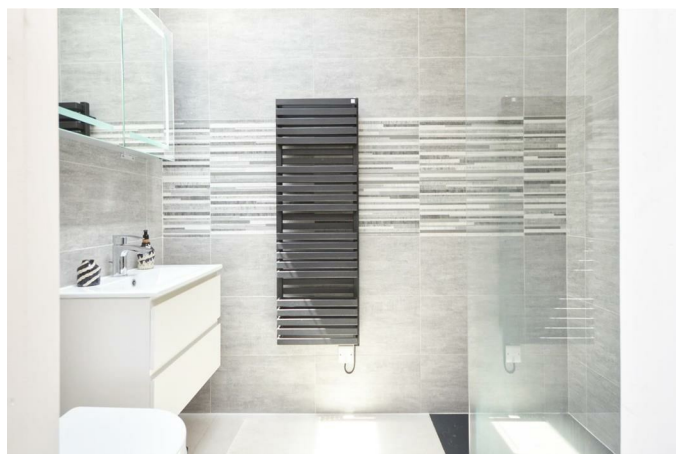
19'3" x 18'2" (5.88 x 5.56)



2 Velux windows to front aspect, uPVC double glazed picture window to rear enjoying views over the garden, electric double radiator, access to eaves storage, inset spots, built in storage cupboards with hanging rail and shelving, door to

En Suite Shower Room

8'8" 4'7" (2.65 1.42)



Velux window on remote control, suite comprising low level w/c, wash hand basin with mixer taps and storage drawers beneath, walk in shower cubicle with fixed glazed shower screen and mains shower over, fully tiled, tiled flooring, contemporary heated towel rail, inset spots, extractor.

Outside



The rear garden has a patio/pathway immediately adjacent to the property which leads up the garden, there is a gate that gives access to the side and front of the property with a range of mature borders containing a mixture of plants, shrubs, climbers, perennial ground cover and roses. At the top of the garden there is an area laid to lawn with good sized raised borders with a vegetable garden and a contemporary greenhouse. There are further borders with mature plants and shrubs and a couple of trees with an ornamental pond. An open sided gazebo with seating and power and light is situated in this area ideal for enjoying this beautiful garden and entertaining guests. The rear garden offers a good degree of privacy. The front of the property is mainly block paved providing ample off street parking and access to the garage. The remainder is laid to gravel providing additional off street parking. There is an established Wisteria growing over the garage. There is also a mature border containing a mixture of shrubs and ground cover. The front of the property is enclosed by rendered walling and a low level stone wall with cock and hen finish.

Garage/Workshop

24'11" x 17'0" (7.62 x 5.20)

Electric roller door, uPVC double glazed window to rear aspect, door to side aspect enjoying views across the garden.

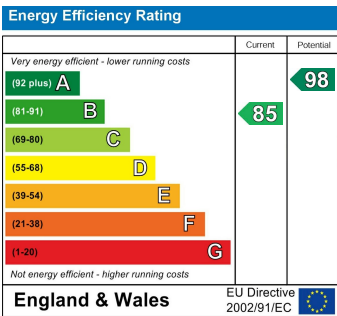
Floor Plan



Area Map



Energy Efficiency Graph



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