



9 Welland Road, Bristol, BS31 1PB

£520,000

****VENDOR SUITED**** An exciting opportunity to purchase this well presented 1950s bay fronted four bedroom semi-detached property situated in close proximity to the well regarded Wellsway School and overlooking Keynsham Cricket club. This ideal family home benefits from views at the front over Keynsham Cricket Club, uPVC double glazing, gas fired central heating, an enclosed rear garden and a single garage with driveway. An internal inspection is highly recommended to fully appreciate what is on offer.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via front door into

Covered Porch

Further step up into

Hallway

12'2" x 6'3" (3.73 x 1.91)



Stairs rising to first floor landing, under stairs storage cupboard, double radiator, wood effect flooring, doors to

Sitting Room

14'11" x 12'11" (4.57 x 3.95)



Feature uPVC double glazed leaded bay window to front aspect, coving, contemporary wall mounted radiator.

Kitchen/Breakfast Room

18'0" x 10'8" (5.49 x 3.27)



Obscured uPVC double glazed window to side aspect, uPVC double glazed pedestrian door to patio and rear garden, uPVC double glazed window to rear aspect, a

range of wall and floor units with granite work surface over, 1 1/2 bowl sink unit, granite splash backs and window sill, 4 ring Bosch hob with granite splash back, extractor hood over, space and plumbing for automatic washing machine, built in Bosch integrated dishwasher, built in Bosch oven and grill, warming drawer, space and plumbing for American style fridge freezer, integrated dishwasher, central island with further storage and granite work surface over, single radiator, tiled flooring, inset spots, storage cupboard with wooden shelving, double radiator, opening to

Family Dining Room

10'8" x 8'11" (3.27 x 2.74)



uPVC double glazed double doors to rear garden, uPVC double glazed window to rear aspect, obscured Velux window, wood effect flooring, double radiator.

First Floor Landing

8'6" x 7'3" (2.61 x 2.21)

Access to loft space, doors to

Master Bedroom

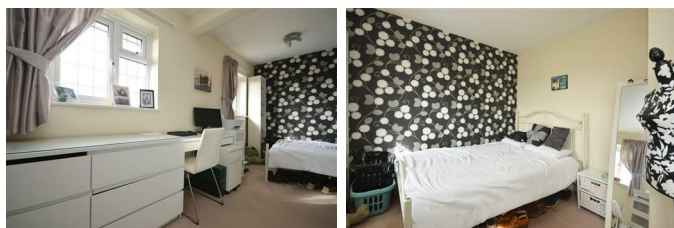
15'7" x 10'9" (4.77 x 3.28)



uPVC double glazed leaded feature bay window to front aspect enjoying pleasant views over Keynsham Cricket Club and beyond, large single radiator, a range of built in storage cupboards with hanging rail and shelving.

Bedroom Two

16'0" x 9'5" (4.89 x 2.88)



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

Bedroom Three

12'0" x 7'6" (3.67 x 2.29)



uPVC double glazed window to rear aspect, single radiator, wood effect flooring, door to

En suite Shower Room



Obscured uPVC double glazed window to rear aspect, single radiator, low level w/c, wash hand basin, enclosed shower cubicle with hinged glazed door and electric Triton shower over, inset spots, extractor.

Bedroom Four

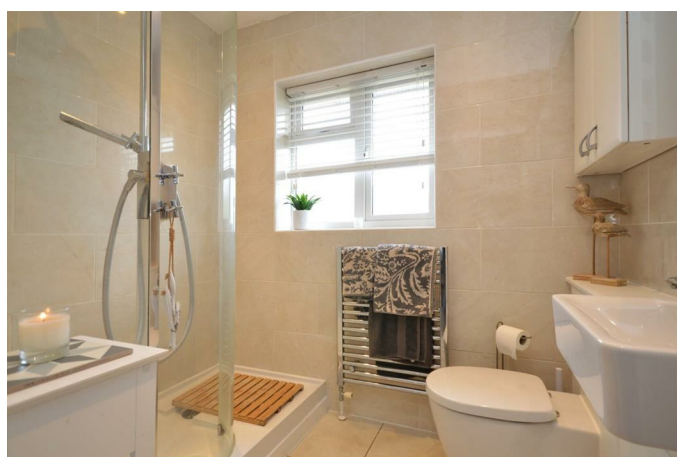
14'4" x 7'8" (4.37 x 2.34)



uPVC double glazed windows to rear and side aspects, single radiator, a range of built in sliding wardrobes with hanging rail and shelving.

Family Shower Room

7'2" x 5'5" (2.19 x 1.67)



Obscured uPVC double glazed window to rear aspect, suite comprising concealed cistern w/c, wash hand basin with chrome mixer tap over and storage beneath, fixed curved glazed shower screen with rainfall shower over and separate shower attachment, inset spots, extractor, chrome heated towel rail, vanity mirror and wall storage cupboards, fully tiled, tiled flooring

Outside



The front of the property has a block paved driveway

providing off street parking and access to the single garage, the remainder is laid mainly to lawn with planted borders. The rear garden has a patio area with brick edging, the remainder is laid mainly to artificial lawn for ease of maintenance. There is a raised decking area ideal for outside entertaining with raised borders with a water feature. The rear garden is enclosed by wood featheredge fencing and wood panelled fencing. Pedestrian access is on one side via a wooden gate.

Directions

Sat Nav BS31 1PB

Floor Plan

