



1 Arcadius Way, Bristol, BS31 2GE

£875,000

Nestled in the highly sought-after Somerdale development on Arcadius Way, Keynsham, this exquisite four-bedroom detached house presents an exceptional opportunity for discerning buyers. The property boasts parquet flooring throughout the ground floor, generous living spaces, including two elegantly designed reception rooms that offer ample room for both relaxation and entertaining. A standout feature is the open plan kitchen, dining, and family room, which is enhanced by bi-folding doors that seamlessly connect the indoor area to the patio and rear garden. This design is ideal for alfresco dining and summer gatherings, allowing you to fully embrace outdoor living.

Additionally, the home includes a dedicated cinema room, perfect for movie enthusiasts seeking a private viewing experience. For added convenience, two of the bedrooms come with en suite facilities, complemented by a downstairs w/c and a study that caters to the demands of modern life. Parking is effortless, a private large driveway providing parking and a small garage, ensuring ample room for family and guests.

Entrance via composite obscured front door into

Hallway



Stairs rising to first floor landing, single radiator, wooden parquet flooring, doors to

Downstairs W/C

5'1" x 4'1" (1.56 x 1.25)

Obscured uPVC double glazed window to front aspect, close coupled w/c, corner wash hand basin with chrome mixer tap over, heated towel rail, extractor, spot lights, wooden parquet flooring.

Study

9'3" x 6'9" (2.82 x 2.06)



uPVC double glazed window to front aspect, single radiator, wood effect flooring.

Sitting Room

16'10" x 11'11" (5.14 x 3.65)



Floor to ceiling uPVC double glazed window to front aspect, double radiator, wood effect flooring, spot lights.

Open Plan Kitchen/Dining/Family Room

33'0" x 12'4" (10.07 x 3.76)



uPVC double glazed window to rear aspect, uPVC double glazed bi-folding doors to patio and rear garden, wooden parquet flooring, spotlights, a range of modern wall and floor units with Quartz worksurface over, under unit lighting, 1 1/2 bowl sink unit with mixer taps over, Quartz upstands and window sill, integrated AEG 5 ring gas hob with extractor over, AEG double oven, space for American style fridge freezer, integrated dishwasher and wine cooler, island unit with Quartz worksurface over with area for bar stools and storage beneath, double radiator, 2 single radiators, understairs storage cupboard, door to

Utility Room

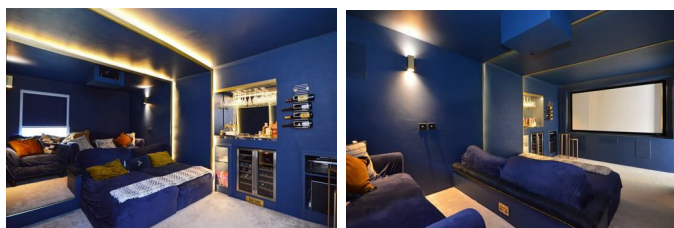
6'7" x 5'5" (2.03 x 1.67)



Inset spots, extractor, a range of wall and floor units with Quartz worksurface over, sink drainer unit with mixer taps over, space and plumbing for washing machine, space for tumble drier, wall mounted combination boiler, single radiator, wooden parquet flooring.

Cinema Room

17'4" x 9'0" (5.30 x 2.75)



Cinema screen, fitted bar area with space for wine cooler, electric wall mounted radiator, downlighters, in-wall 5.1 surround sound system, additional cinema lighting, uPVC double glazed window to rear aspect.

First Floor Landing



Access to loft space, single radiator, boiler cupboard housing pressurized water system, doors to

Master Bedroom

15'9" x 11'11" (4.82 x 3.65)



uPVC double glazed window to front aspect, double radiator, a range of fitted wardrobes with downlights, door to

En Suite Shower Room

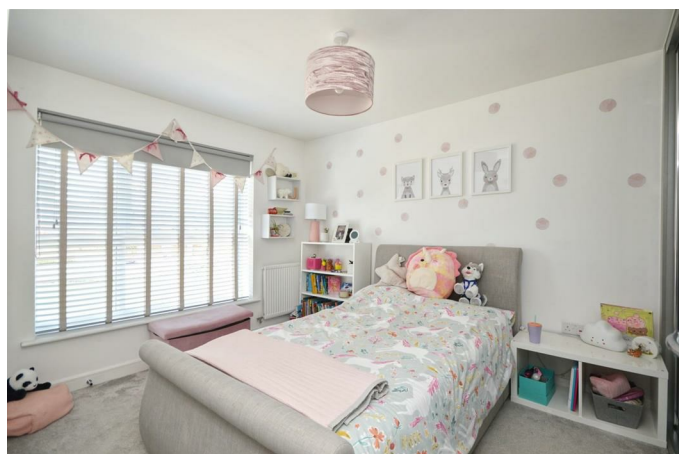
7'3" x 6'5" (2.22 x 1.96)



Obscured uPVC double glazed window to front aspect, fully tiled shower cubicle with rainfall shower over, close coupled w/c, wall mounted wash hand basin with mixer taps over, spot lights, underfloor heating.

Bedroom Two

12'7" x 9'1" (3.85 x 2.77)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes with downlights, door to

En Suite Shower Room

7'2" x 4'8" (2.20 x 1.43)



Obscured uPVC double glazed window to front aspect, suite comprising fully tiled shower cubicle with rainfall shower over, wall mounted wash hand basin with mixer tap over, close coupled w/c, heated towel rail, spot lights.

Bedroom Three

12'4" x 12'2" (3.77 x 3.71)



uPVC double glazed window to rear aspect, single radiator, a range of fitted wardrobes with downlights.

Bedroom Four

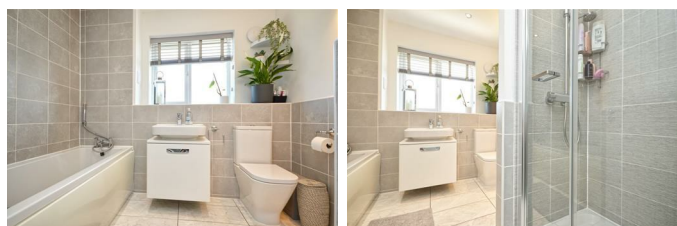
12'0" x 8'11" (3.68 x 2.74)



uPVC double glazed window to rear aspect, double radiator, fitted wardrobes.

Family Bathroom

8'9" x 8'1" (2.68 x 2.47)



Obscured uPVC double glazed window to rear aspect, suite comprising paneled bath with shower attachment over, wash hand basin with mixer taps over and storage beneath, close coupled w/c, double radiator, fully tiled shower cubicle with rainfall shower over, spot lights, underfloor heating.

Outside



The front of the property has a large driveway providing off street parking for several vehicles and access to the single garage, the remainder is laid mainly to lawn with a selection of shrubs and flowers, a pathway leads to the front door. The rear garden is immaculately presented and of a generous size with a patio area immediately adjacent to the property ideal for al fresco dining, the remainder is laid mainly to lawn with a section of trees surrounding the lawn. There is an additional gravel area to the rear of the garden ideal for further garden furniture and bbq area. The rear garden is fully enclosed by wooden fencing.

Garage

17'4" x 9'0" (5.30 x 2.75)

Up and over door, power and light is connected.

Directions

Sat Nav BS31 2GE

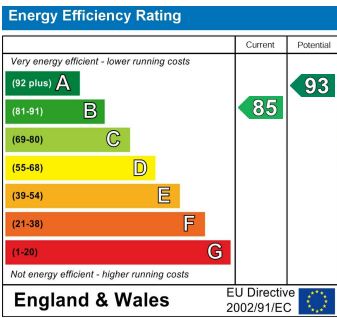
Floor Plan



Area Map



Energy Efficiency Graph



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