



5 Julius Place, Bristol, BS31 2GW

Offers In The Region Of £420,000

****NO ONWARD SALES CHAIN**** Nestled in the sought-after Somerdale development in Keynsham, this exquisite three-bedroom semi-detached house is a splendid opportunity for families seeking a modern and comfortable home. Upon entering, you will find a welcoming reception room that flows seamlessly into the well-appointed kitchen and dining area. The property boasts three generously sized bedrooms, including a master suite with an en suite, ensuring privacy and convenience for the occupants. The family bathroom is also well-designed, catering to the needs of a busy household.

The home benefits from uPVC double glazing and gas-fired central heating, providing warmth and energy efficiency. Outside, the low-maintenance rear garden offers a perfect space for relaxation or entertaining, while the garage and off-street parking add to the practicality of this delightful residence.

Conveniently located just a few hundred meters from Keynsham mainline railway station, commuting to Bristol and Bath is a breeze. The newly opened 'Chocolate Quarter' nearby enhances the appeal of the area, featuring an array of amenities such as restaurants, hairdressers, a GP surgery, and educational facilities for both primary and preschool-aged children. Keynsham High Street is also within easy reach, offering a

Entrance via front door into

Hallway



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

Downstairs W/C



Obscured uPVC double glazed window to side aspect, suite comprising low level Roca w/c, wash hand basin with chrome mixer taps over, single radiator, tiled flooring, light and extractor.

Sitting Room

13'11" x 11'4" (4.25 x 3.46)



uPVC double glazed window to front aspect, small double radiator, door to

Open Plan Kitchen/Dining Room

13'1" x 15'5" (3.99 x 4.71)



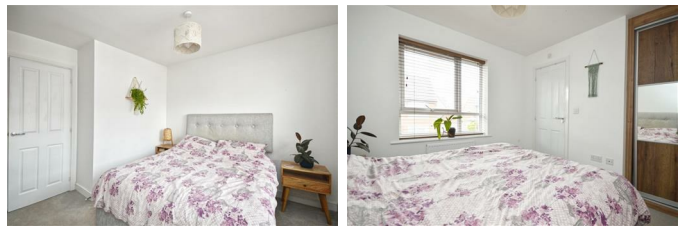
Door to understairs storage cupboard with shelving and hanging space, tiled flooring, uPVC double glazed French doors giving access to the patio and rear garden, uPVC double glazed window to rear aspect, double radiator, a range of wall and floor units with roll edge worksurface over, 4 ring gas hob with extractor hood and light over and stainless steel splash back, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, built in oven and grill, integrated fridge freezer, integrated washing machine, slimline dishwasher, cupboard housing Ideal Logic gas boiler, under unit lighting.

First Floor Landing

Access to loft space, single radiator, doors to

Master Bedroom

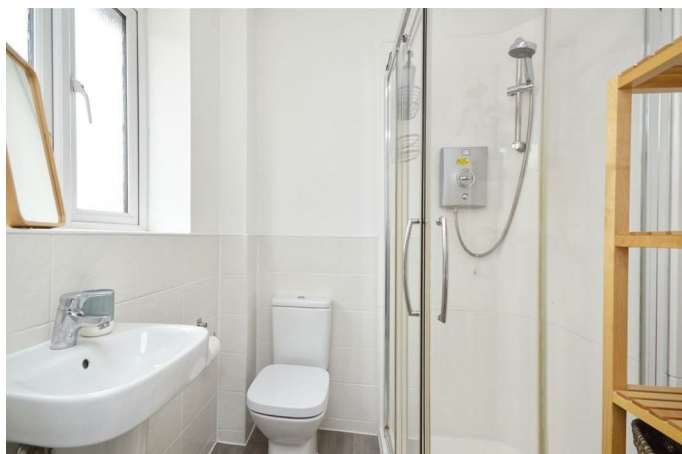
11'1" x 9'8" (3.38 x 2.96)



uPVC double glazed window to front aspect, single radiator, a range of part mirror fronted sliding wardrobes with hanging rail and shelving, door to

En suite

5'8" x 5'5" (1.75 x 1.66)



Obscured uPVC double glazed window to front aspect, wood effect flooring, single radiator, low level Roca w/c, pedestal wash hand basin with mixer taps over, fully tiled corner shower cubicle with sliding glazed doors and electric shower over, shaver point, extractor, light.

Bedroom Two

10'9" x 8'7" (3.29 x 2.62)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

11'7" x 5'9" (3.55 x 1.76)



uPVC double glazed window to rear aspect, single radiator, space for freestanding wardrobes.

Family Bathroom

6'7" x 5'6" (2.02 x 1.69)



Obscured uPVC double glazed window to side aspect, suite comprising low level Roca w/c, pedestal wash hand basin with mixer taps over, paneled bath with part fixed glazed shower screen with mains shower over, bath area is fully tiled and remainder is part tiled, wood effect flooring, single radiator, light and extractor.

Outside



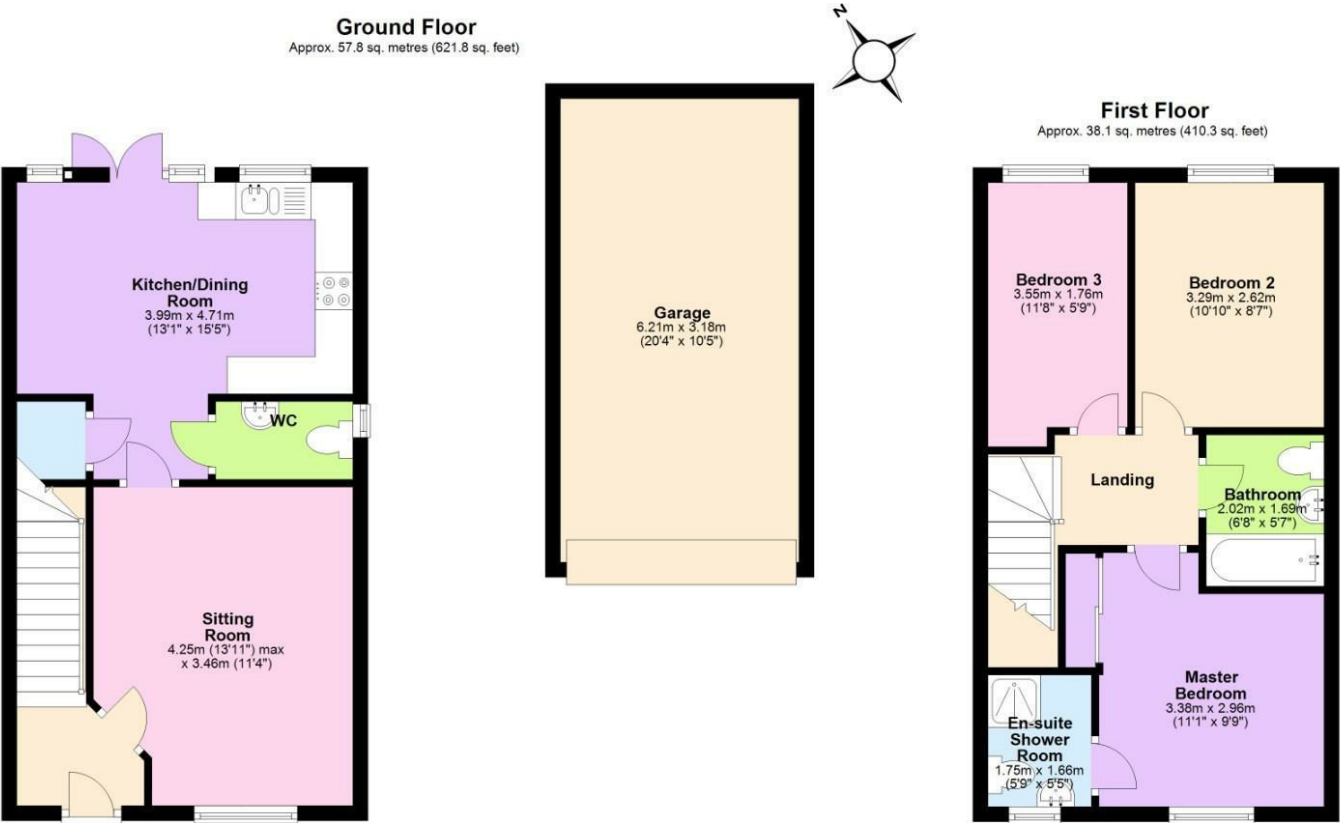
The front of the property has a pathway leading to the front door, the remainder is laid to established shrubs

and ground cover. The rear garden is of a generous size with a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with mature established borders containing a mixture of shrubs and ground cover. There is pedestrian access from the rear to the driveway via a wooden featheredge gate. The rear garden is enclosed mainly by wood panel fencing and featheredge fencing.

Directions

Sat Nav BS31 2GN

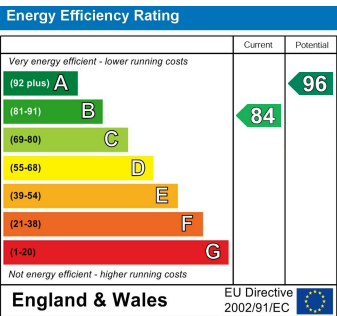
Floor Plan



Area Map



Energy Efficiency Graph



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