

## 7 Severus Street, Bristol, BS31 2GD

### Offers In The Region Of £840,000

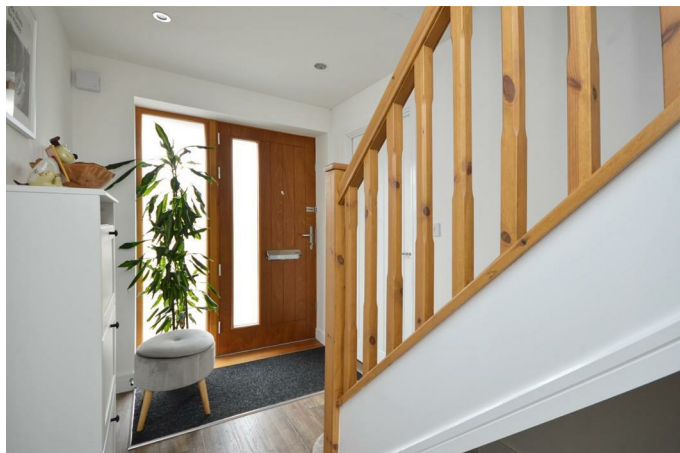
Nestled in the highly desirable Somerdale development on Severus Street, Keynsham, this stunning five-bedroom detached house, built in 2022, offers a perfect blend of modern living and comfort. The property is thoughtfully arranged over three floors, providing ample space for both relaxation and entertainment.

Upon entering, you will be greeted by a stylish interior featuring Amtico flooring throughout the ground floor. The two well-appointed reception rooms offer versatile spaces for family gatherings or quiet evenings in. The heart of the home is undoubtedly the open plan kitchen, dining, and family room, which is enhanced by bi-folding doors that effortlessly connect the indoor area to the patio and low-maintenance rear garden. This outdoor space is ideal for alfresco dining and summer gatherings, making it a perfect setting for entertaining friends and family.

The master bedroom is a true retreat, complete with French doors leading to a Juliette balcony, a dressing area, and an en suite bathroom. Additionally, the property features a convenient downstairs w/c and a dedicated study, catering to the needs of modern living. Parking is made easy with a driveway and a double garage, ensuring ample room for family and guests.

Entrance via front door with obscured glazed side panel giving direct access into the

### Hallway



Stairs rising to first floor landing, under stairs storage cupboard, wood effect Amtico flooring, small single radiator, inset spots, doors to

### Study

8'2" x 7'10" (2.49 x 2.40)



Dual aspect uPVC double glazed windows to both front and side aspects, small double radiator, inset spots.

### Sitting Room

14'11" x 11'10" (4.57 x 3.61)



uPVC double glazed window to front aspect, double radiator.

### Downstairs W/C/ Utility

7'10" x 5'3" (2.40 x 1.61)



Obscured uPVC double glazed window to side aspect, low level Roca w/c, small single radiator, a range of floor units with quartz worksurfaces over, Roca wash hand basin with mixer taps over, integrated AEG washing/drier, extractor, inset spots.

### Open Plan Kitchen/Dining Room

26'6" x 10'7" (8.08 x 3.23)



uPVC double glazed window to rear aspect, uPVC double glazed bi-folding doors to patio and rear garden, 2 double radiators, inset spots, a range of wall and floor units with quartz worksurfaces over, 1 1/4 bowl sink unit with chrome mixer taps over, quartz splash backs and sills, AEG electric induction hob with contemporary AEG extractor over, built in AEG oven and grill, integrated fridge freezer and full sized dishwasher, cupboard housing Ideal Logic gas boiler.



### First Floor Landing



Stairs to second floor landing, uPVC double glazed window to front aspect, small double radiator, storage cupboard housing pressurized water cylinder, doors to

### Family Bathroom

6'9" x 6'2" (2.08 x 1.89)



Obscured uPVC double glazed window to rear aspect, suite comprising low level Roca w/c, Roca wash hand basin with mixer taps over, paneled bath with shower attachment over, part tiled walls, tiled flooring, chrome heated towel rail, shaver point, inset spots and extractor.

### Master Bedroom

18'4" x 10'10" (5.59 x 3.32)



uPVC double glazed window to side aspect, uPVC double glazed French doors to Juliette balcony to front aspect, single radiator, opening to

### Dressing Area



A range of mirror fronted wardrobes with hanging rail and shelving.

### Ensuite Shower Room

9'5" x 5'8" (2.88 x 1.73)



Obscured uPVC double glazed window to rear aspect, suite comprising low level Roca w/c, wash hand basin with storage drawers beneath and mixer taps over,

fully tiled shower cubicle with sliding glazed door and rainfall shower with separate shower attachment over, fully tiled walls, tiled flooring, chrome heated towel rail, inset spots, extractor.

### Bedroom Two

11'4" x 9'6" (3.46 x 2.92)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Five

11'1" x 8'0" (3.40 x 2.45)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes with hanging rail and shelving.

### Second Floor Landing

Doors to

### Shower Room

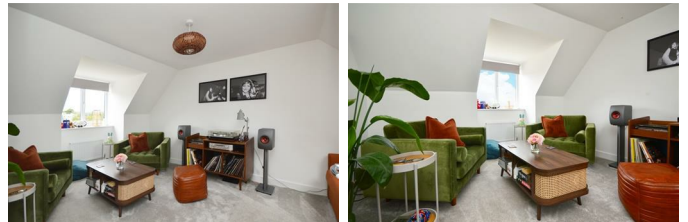
7'0" x 5'8" (2.14 x 1.74)



Obscured uPVC double glazed window to rear aspect, small double radiator, low level Roca w/c, wash hand basin with mixer taps over, tiled flooring, part tiled walls, fully tiled shower cubicle with sliding glazed door and mains shower over.

### Bedroom Three

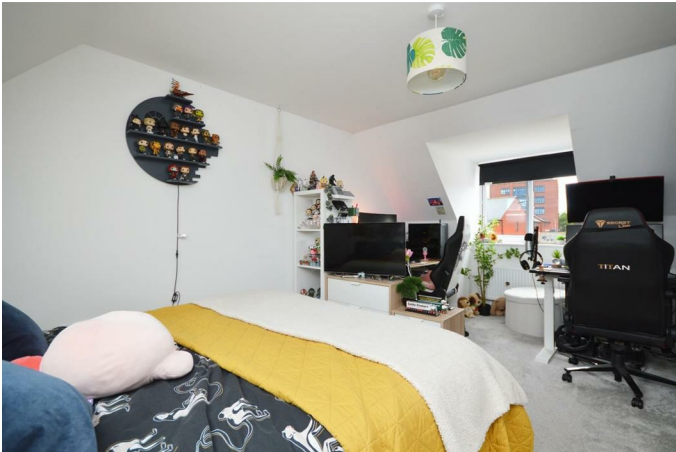
15'6" x 11'10" (4.73 x 3.61)



uPVC double glazed window to front aspect, double radiator, Velux window to rear aspect, access to loft space.

### Bedroom Four

15'6" x 10'8" (4.74 x 3.27)



uPVC double glazed window to front aspect, double radiator, Velux window to rear aspect, a range of wardrobes with mirror fronted sliding doors with hanging rail and shelving.

### Outside



The front of the property is laid mainly to plum slate with a contemporary slabbed pathway with steps leading to the front door for ease of maintenance., access to the double garage is to the side. The rear garden has a patio area immediately adjacent to the property ideal for al fresco dining and offering a good degree of privacy, there is a further area to the rear of the garage which is laid to decking with a fixed pergola ideal for further garden furniture, the remainder is laid mainly to a level lawn with a slightly raised wooden sun terrace with water feature and raised planters with shrubs. The rear garden is enclosed by wooden featheredge fencing and a brick wall. Pedestrian access is to the side of the property via a wooden gate. There is also an area for storing bins etc.

### Double Garage

20'4" x 19'7" (6.20 x 5.98)

Two single garage doors, pedestrian door to rear garden, eaves storage space, power and light is connected.

### Directions

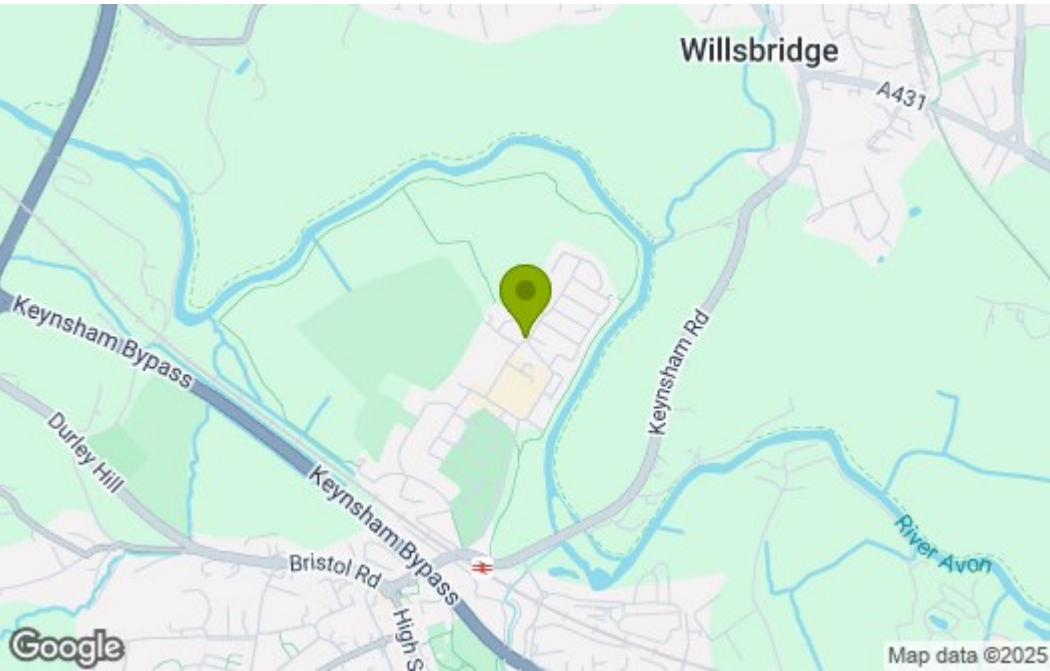
Sat Nav BS31 2DG



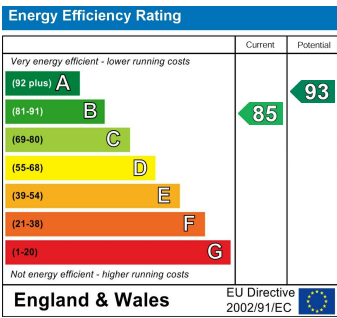
Floor Plan



Area Map



Energy Efficiency Graph



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