



197 Trajectus Way, Bristol, BS31 2FY

Offers In The Region Of £575,000

Eveleighs are delighted to present this beautifully maintained four-bedroom townhouse, located in the historic and sought-after former Chocolate Factory site in Keynsham, Bristol. This exceptional family home is thoughtfully arranged over three floors, providing ample space for modern living.

The open-plan kitchen and living room is a highlight, featuring bi-folding doors that lead directly to the charming rear garden, perfect for entertaining or enjoying quiet moments outdoors. Also on the ground floor, you will find a garage conversion that serves as a versatile office and storage area, alongside a convenient downstairs w/c.

The first floor boasts a comfortable sitting room with a Juliette balcony that overlooks the garden, creating a serene space to relax. This level also includes a family bathroom and a master bedroom complete with an ensuite, ensuring privacy and comfort. The second floor offers two additional bedrooms and a shower room, making it ideal for family or guests. The rear garden has been landscaped by the present owners and is well extremely well presented, with a patio area immediately adjacent to the property ideal for al fresco dining. The remainder is laid to artificial lawn for ease of maintenance and is fully enclosed by wooden

Entrance via front door into

Hallway

Stairs rising to first floor landing, single radiator, tiled flooring, understairs storage cupboard, doors to

Cloakroom



Close coupled w/c, wash hand basin with mixer taps over, single radiator, extractor, tiled flooring.

Open Plan Kitchen/Living Area

27'3" x 15'5" (8.31 x 4.71)



Floor to ceiling uPVC double glazed windows to front aspect, 2 double radiators, dining area with fitted seating, open plan into kitchen with double glazed bi-folding doors opening to patio and rear garden, a range of wall and floor units with worksurface over, sink drainer unit with mixer tap and soft water tap over, integrated dishwasher, washing machine and AEG gas hob with fitted extractor over, integrated AEG double oven and fridge freezer, wall unit housing wall mounted combination boiler, under unit lighting, base unit lighting, island with storage beneath and area for bar stools with worksurface over, tiled flooring, spot lights.

First Floor Landing



Stairs rising to second floor landing, uPVC double glazed floor to ceiling windows to front aspect, single radiator, doors to

Bedroom Four

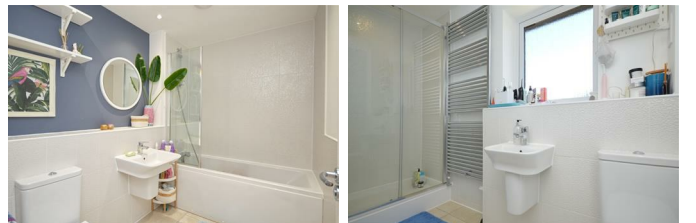
9'4" x 6'6", 173'10" (2.85 x 2.53)



uPVC double glazed floor to ceiling windows to front aspect, single radiator.

Family Bathroom

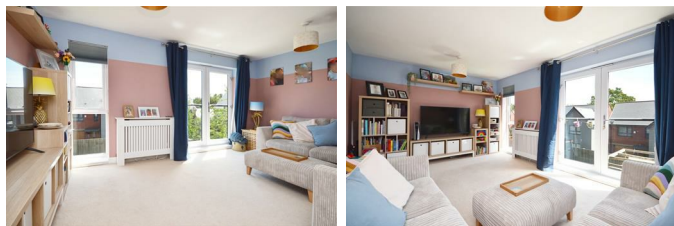
8'3" x 6'3" (2.53 x 1.92)



Suite comprising paneled bath with shower attachment over, wash hand basin with mixer tap over, close coupled w/c, double radiator, tiled flooring, spot lights, extractor fan.

Sitting Room

15'5" x 11'1" (4.71 x 3.39)



uPVC double glazed floor to ceiling windows to rear aspect, uPVC double glazed patio doors opening to Juliette balcony, double radiator.

Master Bedroom

13'5" x 10'4" (4.11 x 3.15)



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

En suite Shower Room



uPVC obscured double glazed window to rear aspect, suite comprising was hand basin with mixer tap over, close coupled w/c, shower cubicle, heated towel rail, spot lights, tiled flooring, extractor fan.

Second Floor Landing



Storage cupboard housing water tank, doors to

Bedroom Two

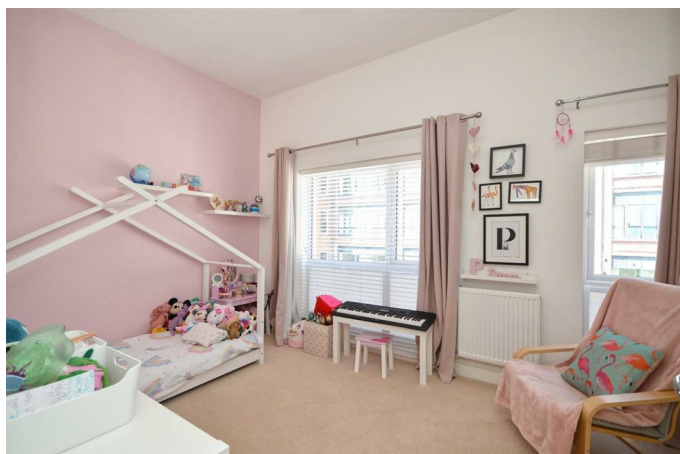
15'5" x 11'0" (4.72 x 3.37)



uPVC double glazed floor to ceiling windows to rear aspect enjoying countryside views towards Kelston, double radiator.

Bedroom Three

15'5" x 9'4" (4.71 x 2.85)



uPVC double glazed floor to ceiling windows to front aspect, single radiator, fitted wardrobes.

Shower Room

7'10" x 6'3" (2.41 x 1.93)

Suite comprising shower cubicle with shower over, wash hand basin with mixer tap over, close coupled w/c, single radiator.

Office

12'11" x 10'7" (3.95 x 3.25)



Composite door to rear garden, uPVC double glazed window to rear aspect, space for white goods including tumble drier, wood effect flooring, electric storage heater, door to

Garage/Storage

10'7" x 7'2" (3.25 x 2.20)

Metal up and over door to front aspect, power and light is connected.

Outside



The front of the property has a driveway providing off street parking for several vehicles providing access to the Converted Garage/Storage/Office. A pathway leads to the front door. The rear garden has been landscaped by the present owners and is well extremely well presented, with a patio area immediately adjacent to the property ideal for al fresco dining. The remainder is laid to artificial lawn for ease of maintenance and is fully enclosed by wooden fencing.

Directions

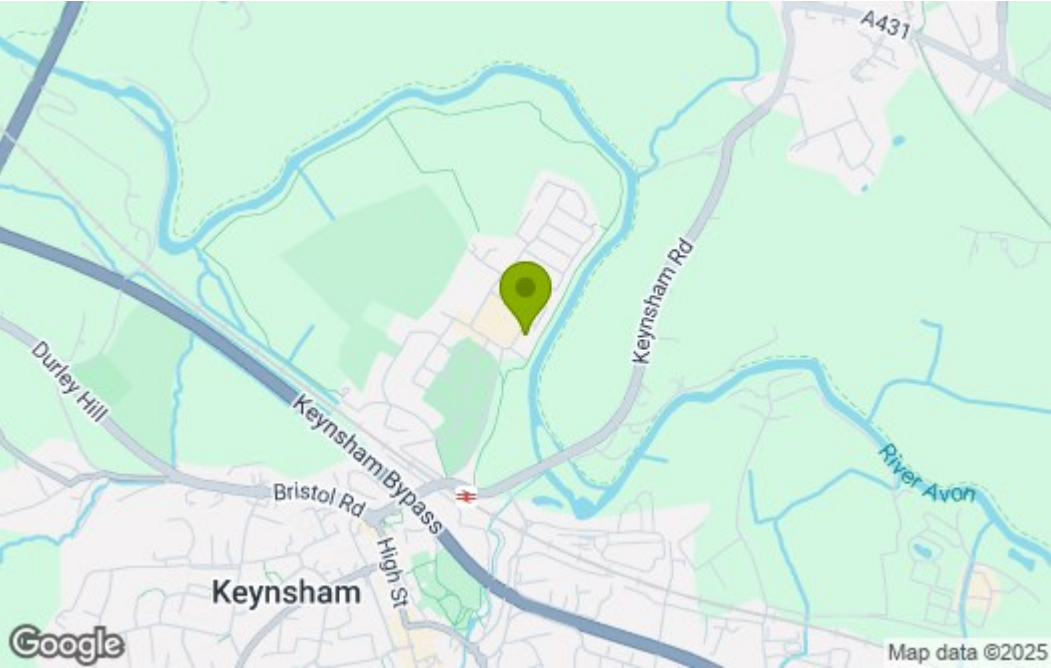
Sat Nav BS31 2FY

Floor Plan

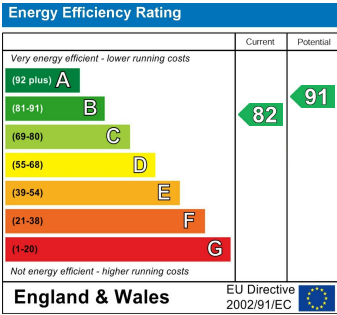


Total area: approx. 158.1 sq. metres (1701.3 sq. feet)
197 Trajectus Way, Keynsham

Area Map



Energy Efficiency Graph



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