



10 Nunney Close, Bristol, BS31 1XF

Offers In The Region Of £450,000

Nestled in the tranquil cul de sac of Nunney Close, Keynsham, this charming three-bedroom link detached house presents a wonderful opportunity for families seeking a comfortable and well-appointed home. The property is presented to a good standard throughout, ensuring a welcoming atmosphere from the moment you step inside.

The spacious reception room offers a perfect space for relaxation and entertaining, while the well-designed kitchen provides functionality for everyday living. The three bedrooms are generously sized, making them ideal for family members or guests. The bathroom is conveniently located, catering to the needs of the household.

This delightful home benefits from gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. The exterior features a driveway with parking along with a single garage, providing ample space for your vehicles and additional storage.

Entrance via front door into

Hallway

Parquet flooring, coving, single radiator, doors to

Downstairs W/C



uPVC obscured double glazed window to side aspect, low level w/c, part tiled walls, wood effect flooring, wall mounted wash hand basin, storage cupboard.

L-Shaped Sitting/Dining Room

23'6" x 17'7" (7.18 x 5.38)



uPVC double glazed window to front aspect, stairs rising to first floor landing, under stairs storage, wood effect flooring, 3 single radiators, coving, opening to

Sun Room

10'11" x 9'8" (3.34 x 2.96)



uPVC double glazed window to rear aspect, uPVC

double glazed French doors to decking and rear garden, wood effect flooring, polycarbonate roof.

Kitchen

11'5" x 8'5" (3.49 x 2.57)



uPVC double glazed window to rear aspect, a range of floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps, electric hob, tiled splash back, extractor hood, electric oven and grill, space and plumbing for full sized dishwasher, door to

Utility Room

7'3" x 7'2" (2.21 x 2.20)



uPVC double glazed window to rear aspect, uPVC double glazed door to rear garden, wood effect flooring, further wall and floor units with worksurface over, space for freestanding fridge freezer, door to

Internal Garage

17'1" x 8'8" (5.23 x 2.66)

Space and plumbing for white goods, including washing machine and tumble drier, up and over door, access to eaves storage.

First Floor Landing



Access to loft space, storage cupboard housing Worcester gas boiler with wooden shelving for linen, doors to

Master Bedroom

12'2" x 9'0" (3.72 x 2.76)



uPVC double glazed window to rear aspect, single radiator, wood effect flooring, a range of mirror fronted built in wardrobes.

Bedroom Two

11'2" x 9'3" (3.42 x 2.83)



uPVC double glazed window to front aspect, single radiator.

Bedroom Three

8'4" x 8'1" (2.55 x 2.48)



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

Family Bathroom



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, wash hand basin, paneled bath with shower attachment over, mostly tiled walls, tiled flooring, chrome heated towel rail.

Outside



The front of the property has a driveway providing off street parking and access to the single garage, the remainder is laid mainly to gravel for ease of maintenance. The front is enclosed by low level wooden fencing with curved trellis. The south facing rear garden is a huge benefit to this property with a good expanse of decking immediately adjacent to the

property ideal for outside entertaining. A slight step up leads to the remainder of the garden which is laid mainly to lawn and gravel with a border containing mature shrubs. There is a summerhouse located at the top of the garden which is also included in the sale. The rear garden is enclosed by part featheredge fencing and wooden fencing.

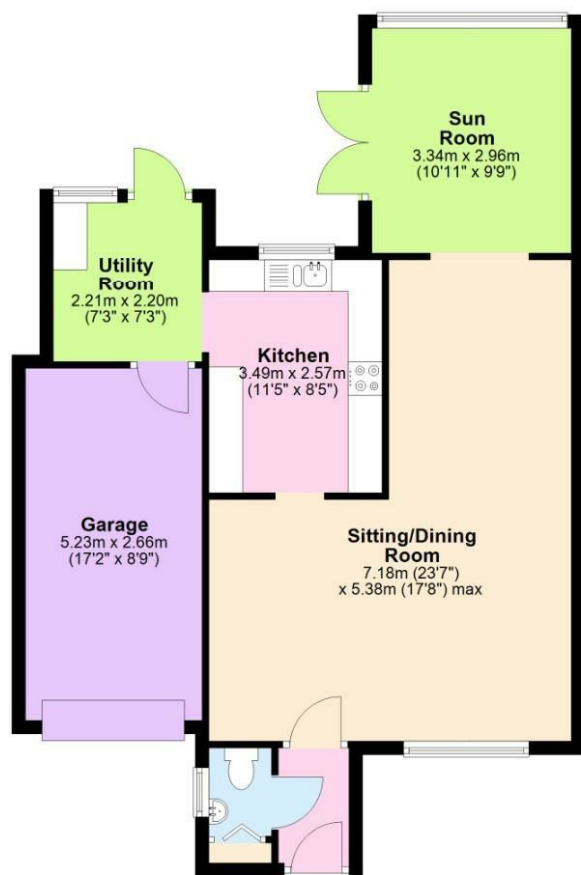
Directions

Sat Nav BS31 1XF

Floor Plan

Ground Floor

Approx. 72.3 sq. metres (777.8 sq. feet)



First Floor

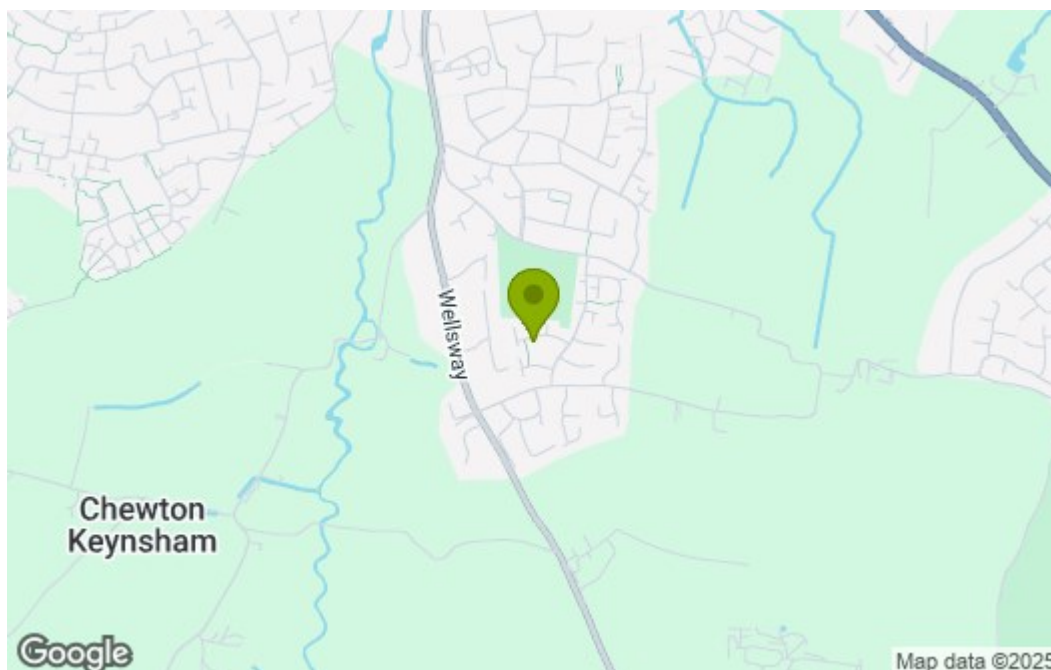
Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 111.2 sq. metres (1197.3 sq. feet)

10 Nunney Close, Keynsham

Area Map




Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC



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