



## 12 Broadlands Avenue, Bristol, BS31 2DU

**Offers In The Region Of £619,500**

Nestled at the end of a tranquil cul de sac on Broadlands Avenue in Keynsham, Bristol, this spacious detached family home presents an excellent opportunity for those seeking a property with potential. Boasting an impressive 1,663 square feet of living space, the house features three well-proportioned reception rooms, perfect for family gatherings or entertaining guests. With four bedrooms, there is ample room for a growing family or for those who desire extra space for guests or a home office.

The property includes a bathroom and is in need of a degree of modernisation, allowing you to put your personal touch on the home and create the perfect living environment. The generous plot offers ample off-street parking, ensuring convenience for you and your visitors. The rear garden is a mature and spacious area, ideal for outdoor activities, gardening, or simply enjoying the fresh air.

Located close to Keynsham High Street, you will find a variety of local amenities, including shops, cafes, and a train station with excellent transport links, making it easy to commute to nearby cities. The absence of an onward sales chain adds to the appeal, allowing for a smoother transition into your new home.

Entrance via front door into

## Hallway



Double radiator, coving, stairs rising to first floor landing, doors to

## Downstairs W/C



High level window to front aspect, suite comprising low level w/c, wash hand basin, part tiled walls.

## Kitchen

11'7" x 12'9" (3.55 x 3.89)



uPVC double glazed window to rear aspect, door to Utility area, under stairs storage cupboard, tiled flooring, a range of wall and floor units with 1 1/4 bowl stainless steel sink drainer unit with mixer tap over, tiled splash backs, larder cupboard with shelving, Baby blue Aga, part tiled walls, archway to

## Sitting Room

20'7" x 8'11" (6.29 x 2.73)



Large uPVC double glazed picture window to front aspect, large single radiator, coving, small single radiator, open fire with quarry tiled hearth and stone surround, door into hallway, sliding patio doors to Conservatory, double doors to

## Dining Room

17'11" x 11'11" (5.48 x 3.65)



Dual aspect uPVC double glazed windows to both front and rear aspects, 2 single radiators, wood flooring, storage cupboard housing an Ideal gas boiler, space for electric fire with surround and mantel over and tiled hearth, coving.

## Conservatory

8'11" x 9'7" (2.72 x 2.93)



Period style radiator, tiled flooring, uPVC double glazed windows and French doors to rear garden, glazed roof.

## Utility Area

19'8" x 9'1" (6.01 x 2.79)

Wrought iron part glazed door to driveway, uPVC

double glazed door with windows to rear garden, polycarbonate roof, tiled flooring, workbench, space for white goods, step down with door into

#### **Garage**

Roller shutter door to front aspect, secondary glazed window to rear aspect, power and light is connected.

#### **First Floor Landing**



Access to loft space, coving, uPVC double glazed window to rear aspect, storage cupboard with hanging rail and shelving, doors to

#### **Master Bedroom**

12'5" x 11'11" (3.79 x 3.64)



uPVC double glazed window to rear aspect, single radiator, corner wash hand basin with storage drawers and tiled splash backs, separate storage wardrobe with hanging rail and shelving, coving, door to

#### **Dressing Room**



uPVC double glazed window to front aspect, single radiator, shelving.

#### **Bedroom Two**

8'1" x 11'5" (2.47 x 3.49)



uPVC double glazed window to front aspect, single radiator.

### **Bedroom Three**

7'5" x 11'5" (2.27 x 3.50)



uPVC double glazed window to rear aspect, single radiator, storage cupboard with hanging rail and shelving.

### **Bedroom Four**

9'6" x 8'1" (2.92 x 2.47)



uPVC double glazed window to front aspect, single radiator, over stairs storage cupboard with shelving and housing hot water tank.

### **Family Bathroom**



Obscured uPVC double glazed window to rear aspect, uPVC double glazed window to rear aspect, single

radiator, heated towel rail, tiled flooring, suite comprising low level w/c, pedestal wash hand basin with chrome mixer taps over, corner bath, fully tiled corner shower cubicle with sliding glazed doors and mains shower over, inset spots, extractor.

### **Outside**



The front of the property is accessed via double gates and is laid mainly to lawn with a block paved driveway providing ample off street parking and access to the garage. There are borders containing groundcover and established trees and shrubs. The front garden is enclosed mainly by wooden featheredge fencing and wood panel fencing along with a brick wall. The rear garden is a huge benefit to the property and is of a generous size, laid mainly to lawn with a fruit tree and mature trees and shrubs. There are borders containing shrubs and ground cover. There is a small ornamental pond along with a garden shed which is included in the sale. The rear garden is enclosed by featheredge fencing and hedging and a stone wall with cock and hen finish.

### **Directions**

Sat Nav BS31 2DU

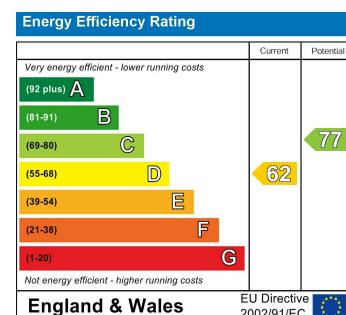
## Floor Plan



## Area Map



## Energy Efficiency Graph



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