



11 Banwell Close, Bristol, BS31 1JX

Offers Over £630,000

A four bedroom detached property situated at the foot of a highly sought-after cul-de-sac on the edge of Keynsham. This ideal family home is in easy walking distance to the well regarded Wellsway school and has access to the countryside between Keynsham and Salford. The property benefits from generous living accommodation throughout along with an enclosed rear garden, double glazing and gas fired central heating. An internal inspection is highly recommended to fully appreciate what this lovely home has on offer.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via obscured uPVC double glazed front door with obscured leaded side panel into

Hallway



Stairs rising to first floor landing, under stairs storage cupboard, tiled flooring, double radiator, 2 further storage cupboards - one with wooden shelving, coving, dado rail, doors to

Downstairs W/C

uPVC obscured double glazed window to side aspect, suite comprising pedestal wash hand basin, low level w/c, single radiator, tiled flooring.

Study/Playroom (Converted Garage)

15'3" x 12'0" (4.65 x 3.67)

uPVC obscured leaded double glazed door to rear garden, radiator, access to loft space, step down into

Storage Area (Formally the garage)

Electric roller shutter door, power and light connected.

Sitting Room

21'7" x 16'9" (6.58 x 5.12)



uPVC leaded double glazed window to rear aspect, coving, dado rail, 2 double radiators, feature living flame gas fire with stone hearth, surround and mantel over, wall lights, opening to dining room, sliding patio doors giving access to

Conservatory

9'3" x 8'0" (2.83 x 2.46)



uPVC double glazed windows and pedestrian door to rear garden, tiled flooring, glazed roof, ceiling fan, light.

Dining Room

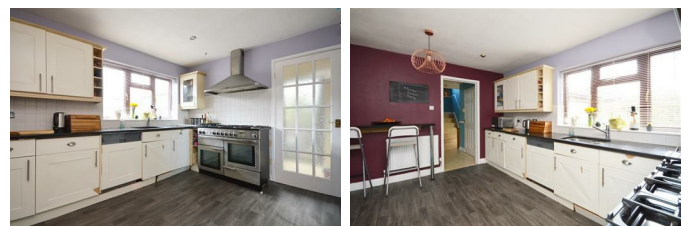
13'7" x 11'7" (4.15 x 3.55)



uPVC leaded double glazed window to rear aspect, single radiator, wood effect flooring, coving, further door to

Kitchen/Breakfast Room

12'9" x 11'0" (3.91 x 3.36)



uPVC leaded double glazed window to front aspect, a

range of wall and floor units with granite worksurfaces over, 1 1/4 bowl sink unit with chrome mixer taps over, tiled splashbacks, integrated dishwasher, space for freestanding fridge freezer, space for a Rangemaster style cooker with fitted extractor hood over, inset spots, wood effect flooring, single radiator, door to

Utility Room



uPVC pedestrian door to side aspect, uPVC leaded double glazed window to side aspect, further range of wall and floor units with work surface over, stainless steel sink drainer unit with chrome mixer taps over, tiled splash backs, space and plumbing for white goods including washing machine and tumble drier, tiled flooring, single radiator,

First Floor Landing

uPVC double glazed window to side aspect on stairs, uPVC leaded double glazed window to front aspect on landing, airing cupboard housing hot water tank and wooden shelving for linen, radiator, doors to

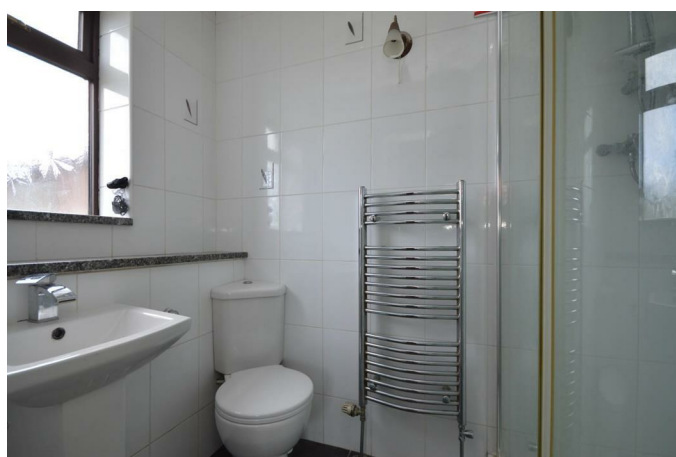
Master Bedroom

12'5" x 11'3" (3.79 x 3.44)



uPVC leaded double glazed window to rear aspect, single radiator, wood effect flooring, dado rail, a range of fitted wardrobes with hanging rail, shelving and drawers, sliding door to

En Suite Shower Room



uPVC obscured double glazed window to side aspect, suite comprising corner low level w/c, wall mounted wash hand basin with chrome mixer taps, step up to fully tiled shower cubicle with sliding glazed door and mains shower over, fully tiled, tiled flooring, chrome heated towel rail, wall light.

Bedroom Two

13'6" x 12'10" (4.14 x 3.92)



uPVC leaded double glazed window to rear aspect, double radiator, wood effect flooring, fitted sliding mirrored wardrobes with shelving.

Bedroom Three

11'3" x 8'9" (3.43 x 2.69)



uPVC leaded double glazed window to rear aspect, single radiator, wood effect flooring, storage cupboards with hanging rail and shelving.

Bedroom Four

15'2" x 9'5" (4.64 x 2.88)



uPVC leaded double glazed window to front aspect, single radiator, wood effect flooring, space for storage.

Family Bathroom



uPVC obscured leaded double glazed window to front aspect, suite comprising low level w/c, pedestal wash hand basin with chrome mixer taps over, panelled bath with hinged glazed shower screen and shower over, chrome heated towel rail, wall light, fully tiled, tiled flooring.

Outside



The front of the property has a block paved driveway providing off street parking for several vehicles and access to the front door. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture and bbq, step down leads to the

remainder of the garden which is laid mainly to a level lawn with mature shrubs. The rear garden offers a good degree of privacy and is enclosed mainly by wood panel and featheredge fencing. There is a part covered lean-to on the side of the property offering part dry storage. A wooden gate gives pedestrian access to the front.

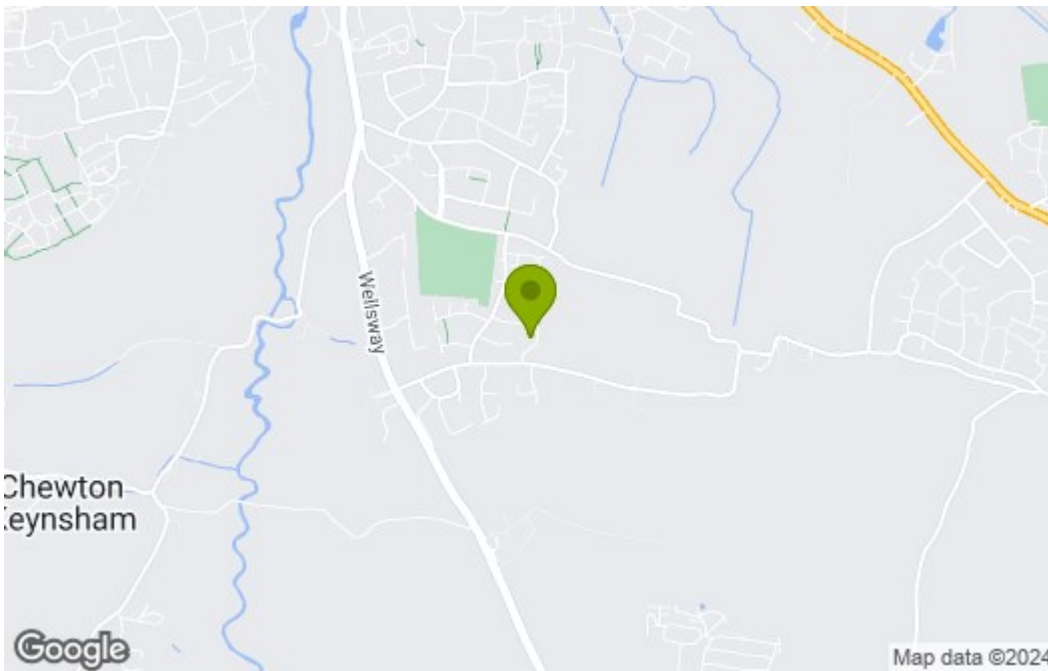
Directions

Sat Nav BS31 1JX

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(55-68) D			
(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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