



53 Manor Road, Bristol, BS31 1RD

Offers Over £700,000

A substantial Bath stone fronted FIVE BEDROOM DETACHED HOUSE set in an enviable position facing the local playing fields and within the heart of the well regarded Wellsway School catchment area. This ideal family home benefits from generous living accommodation located over 3 floors and includes uPVC double glazing, gas fired central heating, an open plan kitchen/dining room looking onto the beautiful enclosed rear garden. An internal inspection is highly recommended.

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 front door, step up into

Hallway



Obscured leaded double glazed window to front aspect, single radiator, stairs rising to first floor landing, doors to

Storage Room

Leaded obscured double glazed window to front aspect, ample storage space for coats and shoes.

Sitting Room

16'3" x 11'3" (4.96 x 3.45)



Triple aspect uPVC double glazed windows to both front and side aspects, double radiator, alcove shelving and storage, Heta wood burning stove with slabbed hearth and rustic Oak surround and mantel over, pocket sliding doors giving access into

Dining Room/Kitchen

27'1" x 10'10" (8.27 x 3.31)



uPVC double glazed window to rear aspect, obscured uPVC double glazed window to rear aspect, a range of modern wall and floor units with granite worksurfaces over, 1 1/2 bowl sink unit with mixer tap over, space for Rangemaster style cooker with extractor hood over, contemporary tiled splashback behind oven, built in full

sized fridge, space and plumbing for dishwasher, tiled flooring, inset spots, area for barstools, door to Utility Room. Dining Area - Inset spots, uPVC double glazed sliding patio doors to rear garden, contemporary tiled flooring, underfloor heating.

Utility Room

8'11" x 8'3" (2.73 x 2.54)



Obscured uPVC double glazed window to rear aspect, uPVC double glazed pedestrian door to side aspect, tiled flooring, further granite worksurfaces, circular stainless steel sink with mixer taps over and storage beneath, space and plumbing for white goods including tumble drier and automatic washing machine, inset spots, door to cloak cupboard with hanging space and shelving, underfloor heating, step down to second reception room, door to

Downstairs W/C



uPVC obscured double glazed window to rear aspect, tiled flooring, low level w/c, inset spots.

Second Reception Room/Home Office

15'8" x 8'11" (4.78 x 2.73)



Obscured bi-folding doors to front aspect (giving separate access), obscured uPVC double glazed window to side aspect, power, light and water is connected.

First Floor Landing

15'4" x 6'2" (4.69 x 1.88)



Leaded uPVC double glazed windows to front aspect, single radiator, further stairs rising to second floor, doors to

Master Bedroom

14'4" x 11'5" (4.39 x 3.48)



Triple aspect uPVC leaded double glazed windows to both front and side aspects, single radiator, a range of built in storage cupboards with hanging rail and shelving.

Bedroom Two

11'5" x 11'2" (3.48 x 3.42)



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

Bedroom Three

13'8" x 8'11" (4.19 x 2.73)



Leaded uPVC double glazed window to front aspect, single radiator, a range of built in fitted storage cupboards with hanging rail and shelving.

Bedroom Four

13'10" x 8'3" (4.24 x 2.54)



uPVC double glazed window to rear aspect, single radiator, a range of fitted wardrobes with hanging space and shelving.

Family Bathroom

10'3" x 7'10" (3.14 x 2.39)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with mixer taps over and storage beneath, fully tiled corner shower cubicle with sliding glazed door and mains shower over, extractor, inset spots, feature rolltop bath with shower attachment and mixer taps, wood effect tiled flooring, part panelled walls, chrome heated towel rail.

Second Floor Landing

9'5" x 7'5" (2.89 x 2.28)



Velux window to rear aspect, access to eaves storage, inset spots, doors to

Bedroom Five

19'11" x 7'9" (6.09 x 2.38)



2 Velux windows to rear aspect enjoying far reaching views, single radiator, a range of built in fitted wardrobes with hanging rail and shelving, access to further storage/loft space.

Shower Room

8'1" x 7'11" (2.48 x 2.43)



Velux window to rear aspect, suite comprising concealed cistern w/c, wash hand basin with mixer tap over, shower cubicle with hinged glazed door, feature tiled wall and mains shower over, extractor, wood flooring, inset spots, chrome heated towel rail, storage cupboards.

Outside



The front of the property is accessed via stone pillars onto a driveway providing ample off street parking

with raised railway sleeper borders containing a mixture of plants and shrubs. The front of the property is enclosed by stone walling, clipped Laurel hedging and clipped Beech hedging with an established Acer tree. There is pedestrian access to the rear of the property on both sides. The well maintained rear garden is a huge benefit to the property with a level lawn area with planted borders containing a mixture of plants, herbaceous perennials and shrubs. There is an established Fig tree, an area laid to gravel, a wooden open garden store and a large wooden shed (including in the sale) There is also a raised decking area and pergola, ideal to enjoy the late afternoon sun. The rear garden is enclosed partly by clipped hedging, trellis and wooden featheredge fencing.

Directions

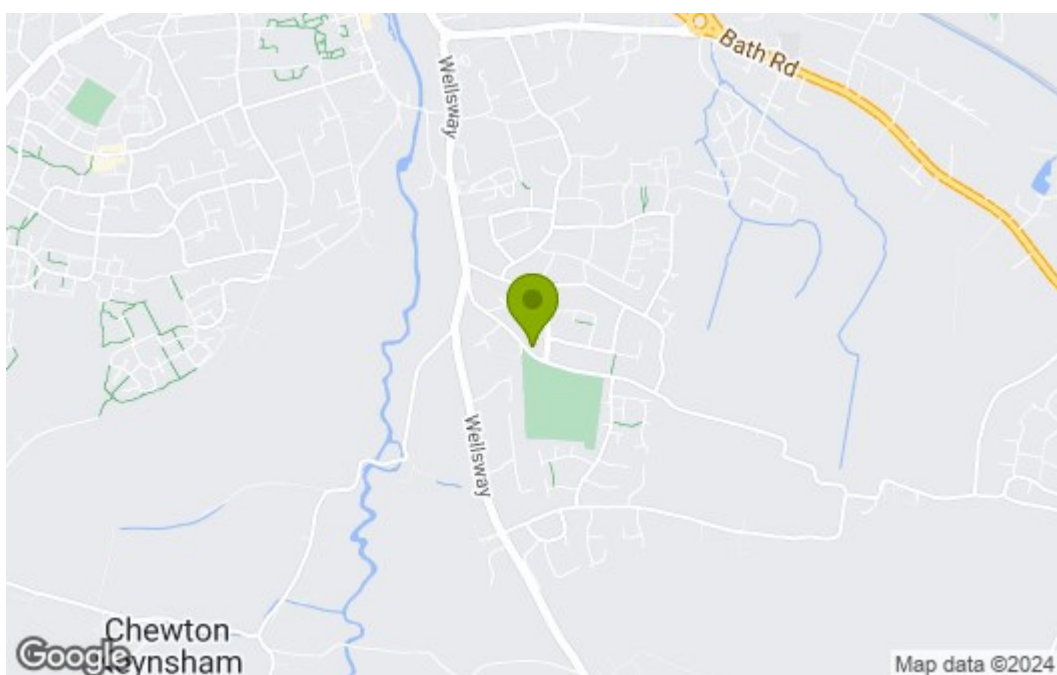
Satnav BS31 1RD

Floor Plan

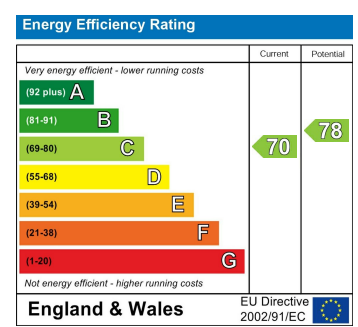


Total area approx. 177.1 sq. metres (1906.4 sq. feet)
53 Manor Road, Keynsham

Area Map



Energy Efficiency Graph



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