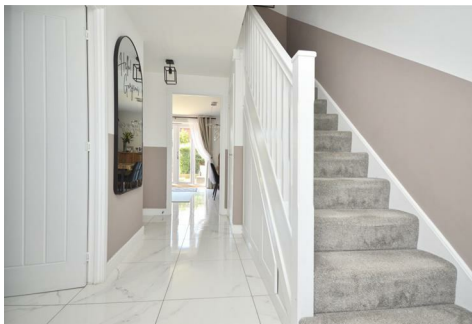




31 Severus Street, Bristol, BS31 2GD

Offers In The Region Of £450,000

Nestled in the desirable Somerdale development on Severus Street, Keynsham, this exceptionally well-presented semi-detached house offers a perfect blend of modern living and convenience. Spanning three thoughtfully arranged floors, the property boasts three spacious bedrooms, including a master suite complete with en suite facilities, ensuring comfort and privacy for the whole family.

The ground floor features a welcoming reception room, ideal for both relaxation and entertaining, alongside a convenient downstairs w.c. The home is equipped with uPVC double glazing and gas-fired central heating, providing warmth and energy efficiency throughout the year. Outside, you will find off-street parking for a couple of vehicles with EV point, a single garage, and an enclosed rear garden, perfect for outdoor activities or simply enjoying the fresh air.

The location of this property is truly exceptional. Keynsham mainline railway station is just a short distance away, making commuting to both Bristol and Bath effortless. The nearby 'Chocolate Quarter' offers a delightful selection of restaurants and leisure facilities, adding a touch of luxury to your lifestyle. Keynsham itself is a vibrant town, rich in character and community spirit, featuring a bustling High Street filled with

Entrance via front door into

Hallway



Stairs rising to first floor landing, cupboard housing fuse board, tiled flooring, understairs storage cupboards (one with space for tumble drier), single radiator, area for hanging coats, doors to W/C, Sitting Room and Kitchen.

Downstairs W/C

Suite comprising low level Roca w/c, wash hand basin, small radiator, panelled walls, tiled splash backs, tiled flooring, extractor.

Kitchen

11'3" x 8'10" (3.44 x 2.71)



uPVC double glazed window to front aspect, tiled flooring, small double radiator, a range of modern wall and floor units with roll edge worksurfaces over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, 4 ring Zanussi gas hob with stainless steel splash back and extractor hood with light over, integrated slimline Zanussi dishwasher, integrated washing machine, oven and grill, fridge and freezer, tiled splash backs, under unit lighting, area for bar stools, cupboard housing Ideal Logic gas combination boiler.

Sitting Room

12'0" x 15'7" (3.66 x 4.77)



uPVC double glazed French doors with matching side panels to patio and rear garden, tiled flooring, double radiator.

First Floor Landing



Single radiator, doors to bedrooms and bathroom, door to stairs rising to second floor with single radiator, uPVC double glazed window to front aspect.

Bedroom Two

11'2" x 15'7" (3.41 x 4.76)



Two uPVC double glazed windows to rear aspect, single radiator, space for freestanding wardrobes.

Bedroom Three

9'6" x 8'4" (2.91 x 2.55)



uPVC double glazed window to front aspect, small single radiator, space for freestanding wardrobe.

Family Bathroom

6'2" x 8'3" (1.89 x 2.52)



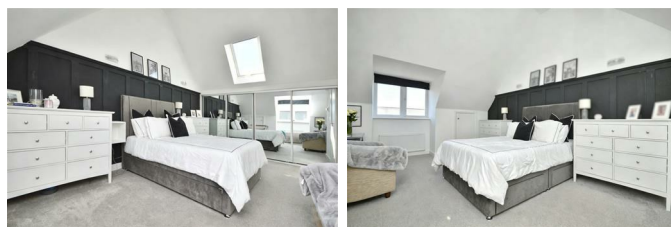
Tiled flooring, single radiator, suite comprising low level Roca w/c, pedestal wash hand basin with mixer taps, panelled bath with part hinged glazed shower screen and mains shower over, part tiled walls, panelled feature wall, light and extractor.

Second Floor Landing



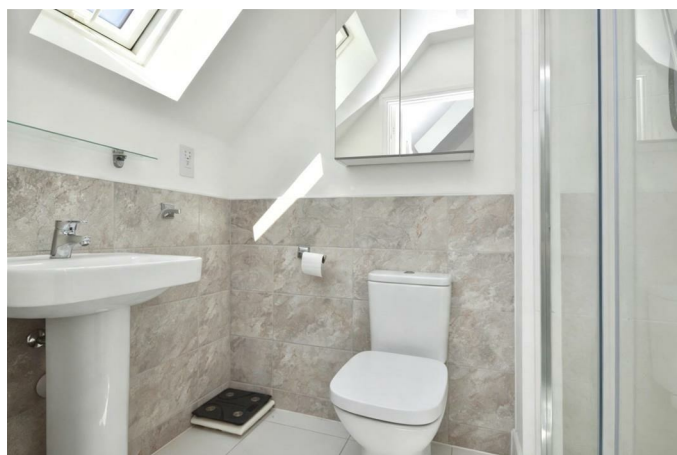
Second Floor Master Bedroom

22'10" x 15'8" (6.96 x 4.78)



uPVC double glazed window to front aspect, Velux window to rear aspect, double radiator, eaves storage cupboard, vaulted ceiling, wall lights, paneled walling, mirror fronted wardrobes, further eaves storage with light, door to En Suite Shower Room.

En Suite Shower Room



Velux window to rear aspect, tiled flooring, part tiled walls, suite comprising low level Roca w/c, pedestal wash hand basin with mixer tap over, single radiator, shower cubicle with sliding glazed door and electric shower over.

Outside



The front of the property has a tarmac driveway with EV point providing off street parking and access to the single garage, the remainder is laid mainly to lawn with a slabbed pathway leading to the front door. The rear garden has a patio immediately adjacent to the property ideal for al fresco dining, a step leads down through a pedestrian gate to the driveway with further steps leading down to the lawn area with raised railway sleeper raised borders containing a mixture of climbers, shrubs and perennials, there is an area of south Cerny gravel located at the rear of the garage ideal for further storage or a shed. The rear West facing garden is enclosed by wood panel fencing and featheredge fencing. There is a wall light on the rear of the property and a wall mounted electric heater.

Single Garage

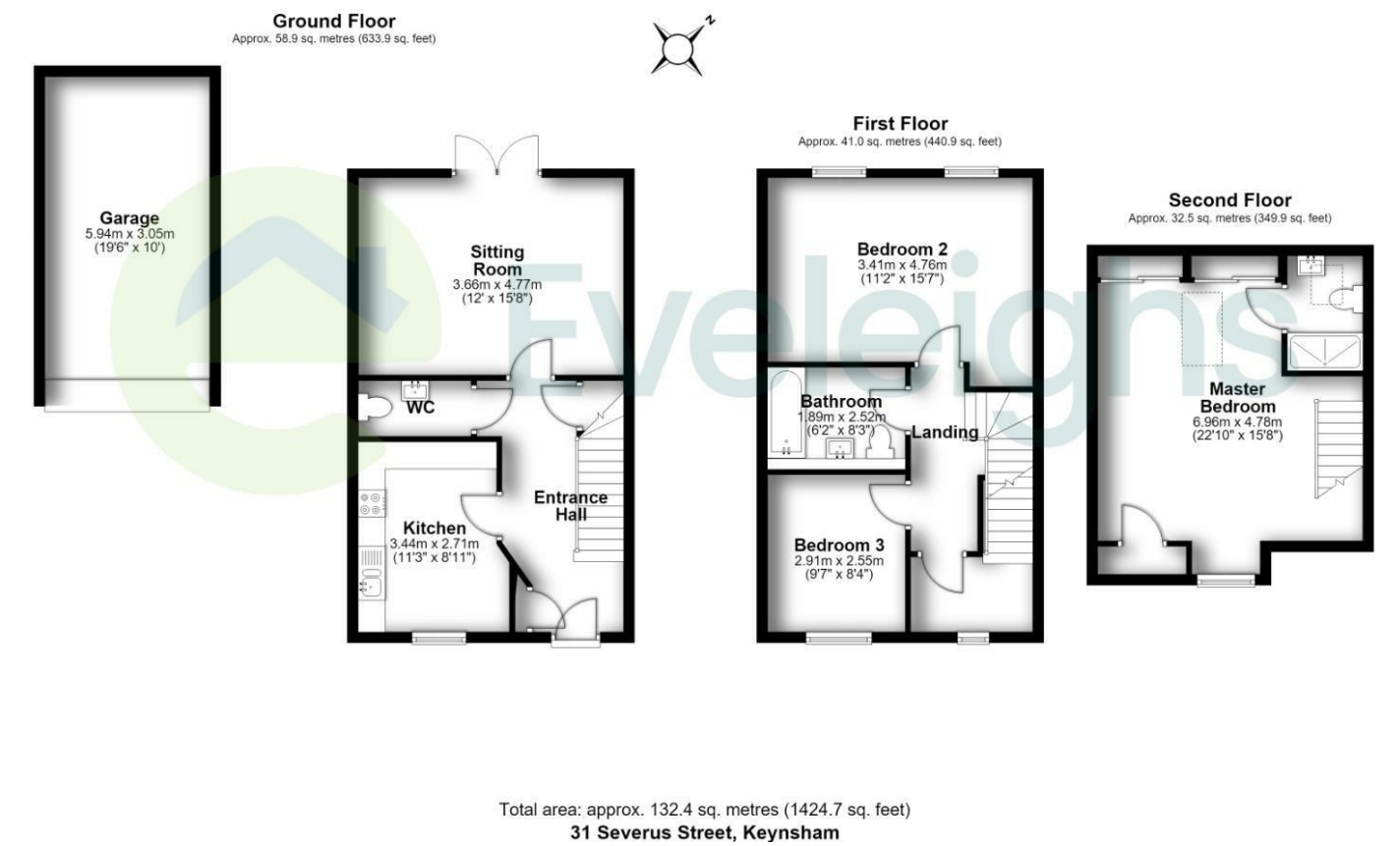
19'5" x 10'0" (5.94 x 3.05)

Up and over door, power and light is connected.

Directions

Sat Nav BS31 2GD

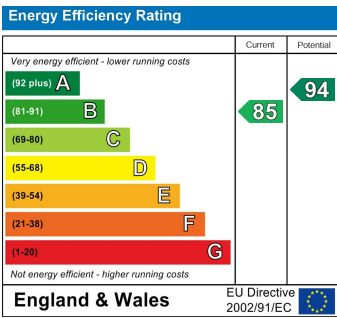
Floor Plan



Area Map



Energy Efficiency Graph



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