Eveleighs

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15 Tilley Close, Bristol, BS31 1XN

£500,000

** No Onward Chain** Nestled in the tranquil Tilley Close, Keynsham, Bristol, this charming two-bedroom link detached bungalow presents an excellent opportunity for those seeking a peaceful retirement home. Located within a popular cul-de-sac on the Wellsway side of Keynsham, this property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

The bungalow is equipped with modern conveniences, including uPVC double glazing and gas-fired central heating, ensuring comfort throughout the year. The property also includes a single garage and a driveway, offering ample off street parking, which is a rare find in such a desirable area.

One of the standout features of this home is the generously sized south-facing rear garden, perfect for enjoying sunny afternoons or hosting family gatherings. The garden is enclosed, providing a private oasis for gardening enthusiasts or those simply wishing to unwind in a serene setting. Additionally, the low-maintenance front garden adds to the property's appeal, allowing for more leisure time.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via uPVC double glazed door with matching side panel into

Covered Porch
Further door into

Entrance Hall

Access to loft space, radiator, double doors to airing cupboard housing Worcester gas boiler with wooden shelving for linen, further storage cupboard with shelving and hanging rail, doors to

Sitting Room
14'4" x 12'10" (4.39 x 3.93)

Large single radiator, coving, aluminum sliding doors to

Conservatory
7'10" x 11'10" (2.40 x 3.61)

Double glazed windows to rear aspect, double doors to patio and rear garden, polycarbonate roof, wall lights.

Kitchen/Breakfast Room
14'4" x 8'8" (4.39 x 2.66)

Single radiator, wood effect flooring, part panelled walls, dado rail, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl sink drainer unit with chrome mixer taps, tiled splash backs, 4 ring electric hob with AEG electric oven and grill beneath, extractor, space for full sized dishwasher, inset spots, door to

Utility Room

uPVC double glazed window and uPVC double glazed door to rear garden, wood effect flooring, storage cupboard, single stainless steel sink drainer unit, space and plumbing for automatic washing machine, wall cupboard, tiled splash backs, small single radiator, space for freestanding fridge freezer, door to

Garage
17'1" x 8'7" (5.22 x 2.64)
Metal up and over door, power and light is connected, access to eaves storage space.

Cloakroom

uPVC obscured double glazed window to porch, single radiator, tiled flooring, panel effect walls, close coupled w/c, pedestal wash hand basin.

Shower Room

Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, corner pedestal wash hand basin with chrome mixer tap, fully tiled corner shower cubicle with sliding glazed doors and mains shower over, mostly tiled walls, wall mounted chrome heated towel rail, inset spots, extractor.

Master Bedroom
16'5" x 9'8" (5.02 x 2.95)

uPVC double glazed window to front aspect enjoying pleasant views over the front garden, large single radiator, coving, central ceiling light with fan, mirror fronted wardrobes with hanging rail and shelving.

Bedroom Two
10'2" x 6'5" (3.12 x 1.96)

Dual aspect uPVC double glazed windows to both front and side aspect, wood effect flooring, single radiator, built in storage cupboards with hanging rail and shelving, coving.

Outside

The front of the property has a driveway providing ample off street parking and access to garage, the remainder is laid to gravel for ease of maintenance with stepping stones and central slabbed area for bird bath. Access to the bungalow is up the side of the property. The front garden is enclosed by wood panel fencing and a low level brick wall. There is pedestrian access to the rear garden via a wrought iron gate. The rear garden has a patio area immediately adjacent to the property providing an ideal space for garden furniture, the remainder is laid mainly to lawn with mature planted borders on all sides containing a mixture of established shrubs, ground cover and climbers. A wooden shed is included in the sale. The rear garden is enclosed mainly by wood panel fencing with concrete posts and gravel board.

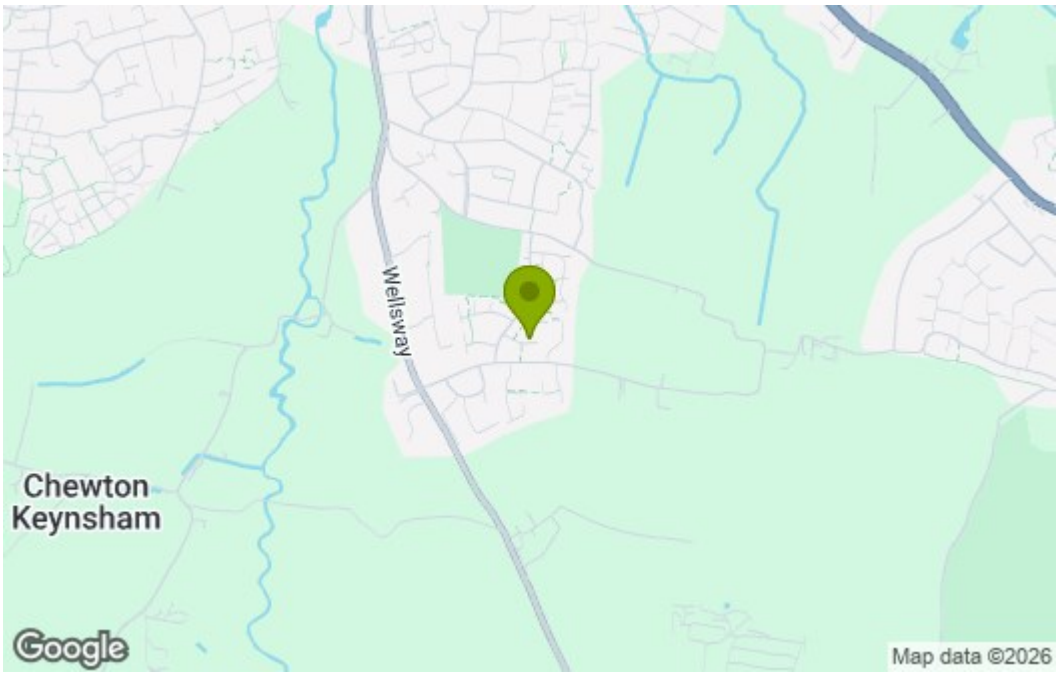
Directions
Sat Nav BS31 1XN

Floor Plan

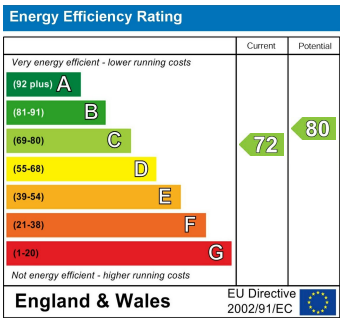
Total area: approx. 102.0 sq. metres (1097.6 sq. feet)

15 Tilley Close

Area Map



Energy Efficiency Graph



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