



## 10 Rhode Close, Bristol, BS31 1XE

### Offers Over £800,000

Nestled at the end of a tranquil cul de sac on Rhode Close in Keynsham, Bristol, this immaculately presented five-bedroom link detached house offers a perfect blend of modern living and comfort. Situated within the highly regarded Wellsway School catchment area, this property is conveniently close to local shops and amenities, making it an ideal choice for families.

Upon entering, you are greeted by a spacious and light-filled open plan L-shaped kitchen, dining, and family room, which serves as the heart of the home. This inviting space is perfect for both entertaining and everyday family life. The good-sized sitting room features large bi-folding doors that seamlessly connect the indoor space to the south-facing rear garden, creating a wonderful flow for al fresco dining and relaxation.

The property boasts five well-proportioned bedrooms, providing ample space for family and guests. With a modern bathroom and en suite to the master bedroom along with a convenient downstairs toilet and shower room, the home is designed for both comfort and practicality. Additional features include a versatile playroom or study, a utility room, and a double garage, ensuring that all your storage needs are met. The

Entrance via composite front door with uPVC double glazed side panel giving access into

### Hallway



Two small double radiators, inset spots, stairs rising to first floor landing with part glass part wood balustrade, contemporary understairs storage cupboards, wood effect flooring, doors to

### Downstairs W/C / Shower Room



Obscured uPVC double glazed window to front aspect, wood tiled flooring, part tiled walls, chrome heated towel rail, concealed cistern low level w/c, wash hand basin with mixer tap over and storage drawer beneath, inset spots, extractor, fully tiled shower cubicle with Mira digital shower with shower attachment and sliding glazed door. Under floor heating

### Utility Area

Obscured uPVC double glazed pedestrian door to side aspect, uPVC double glazed window to side aspect, double radiator, storage cupboards, circular bowl sink unit with mixer taps over and storage drawers

beneath, wooden tile effect flooring, ceiling to floor storage units, inset spots.

### Play Room/Snug

13'1" x 10'6" (4.00 x 3.21)



uPVC double glazed window to side aspect, wood effect flooring, space for built in tv with soundbar, underfloor heating, inset spots, ambient ceiling lighting, contemporary double radiator. Under floor heating

### Sitting Room

26'0" x 12'2" (7.94 x 3.71)



Anthracite grey bi-folding doors to patio and rear garden, wood effect flooring, inset spots, ambient ceiling lighting, feature contemporary wood burning stove, space for tv and soundbar, area to store logs, double radiator, wall mounted single contemporary radiator.

### L-Shaped Kitchen/Dining/Family Room



uPVC double glazed window to front aspect, large uPVC double glazed picture window to rear aspect, uPVC double glazed French doors giving access to the patio and rear garden, a high quality range of contemporary wall and floor units with Quartz work surface over, 1 1/2 bowl sink unit with mixer tap over, integrated Neff full sized dishwasher, built in Neff double oven, space and plumbing for a freestanding American style fridge freezer, central island with Bosch induction hob and contemporary hood with light over and space for bar stools, built in wine cooler, double radiator, 2 contemporary radiators, inset spots, built in media speakers, white high gloss ceramic tiled flooring, dining area - 2 Velux windows allowing natural light in, space for sofa etc.

### Utility Room



uPVC double glazed window to front aspect, further range of wall and floor storage cupboards, space and plumbing for white goods including tumble drier, washing machine, further fridge and worksurface area, inset spots, door to

### Boiler/Storage Room

Water tank.

### First Floor Landing



uPVC double glazed windows to front aspect, part glass part wood balustrade, double radiator, access to loft space, inset spots, doors to

### Master Bedroom

14'8" x 10'5" (4.49 x 3.20)



uPVC double glazed picture window to front aspect enjoying far reaching views, 2 Velux windows, obscured double glazed window to side aspect, a good range of built in storage cupboards with hanging rail and shelving providing ample storage, contemporary

double radiator, inset spots, space for built in tv, door to

### En Suite



Dual aspect obscured uPVC double glazed windows to both side and front aspects, a modern contemporary bathroom suite comprising concealed cistern w/c, wash hand basin with mixer taps over and storage drawers beneath, paneled bath with mixer taps over, alcove pocket shelving, wall mounted contemporary radiator, fully tiled shower cubicle with hinged glazed door with Mira digital shower over, fully tiled walls, built in alcove mirror, contemporary tiled flooring, Velux window, extractor. Under floor heating.

### Bedroom Two

15'4" x 10'5" (4.69 x 3.19)



uPVC double glazed window to rear aspect enjoying views across the rear garden, double radiator, a range of built in wardrobes with hanging rail and shelving, inset spots.

### Bedroom Three

12'2" x 10'1" (3.73 x 3.08)



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

### Bedroom Four

12'3" x 10'1" (3.75 x 3.08)



uPVC double glazed window to rear aspect, single radiator, inset spots, built in storage cupboards with hanging rail and shelving.

### Bedroom Five

12'4" x 6'8" (3.76 x 2.04)



uPVC double glazed window to rear aspect, small single radiator, inset spots, built in storage cupboards with hanging rail and shelving, access to loft space.

### Family Bathroom



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, wash hand basin with mixer taps over and storage drawers beneath, paneled bath with mixer taps over, chrome heated towel rail, fully tiled walls, tiled flooring, inset spots, extractor, a good sized shower cubicle with hinged glazed door and Mira digital rainfall shower with separate attachment over. Under floor heating

### Outside



The front of the property is laid to Resin and block paving providing ample off street parking and access

to the double garage, an EV charger also included with the sale. There is access to the rear garden via a pedestrian gate. The front garden is enclosed mainly by wooden fencing with concrete posts. The southerly facing rear garden is of a generous size with a good expanse of contemporary patio immediately adjacent to the property ideal for outside entertaining, there is a part sheltered bbq area, there are a number of outside lights with a slight step up onto the remainder of the garden which is laid mainly to a level lawn with a further raised decking area in the top corner of the garden, plus an area laid to artificial lawn along with a playhouse for children. There are hardwood sleeper borders containing a mixture of plants and shrubs. There is an established magnolia tree in the garden along with a couple of laurel and evergreen bushes. The rear garden is enclosed mainly by wooden fencing with concrete posts and gravel boards.

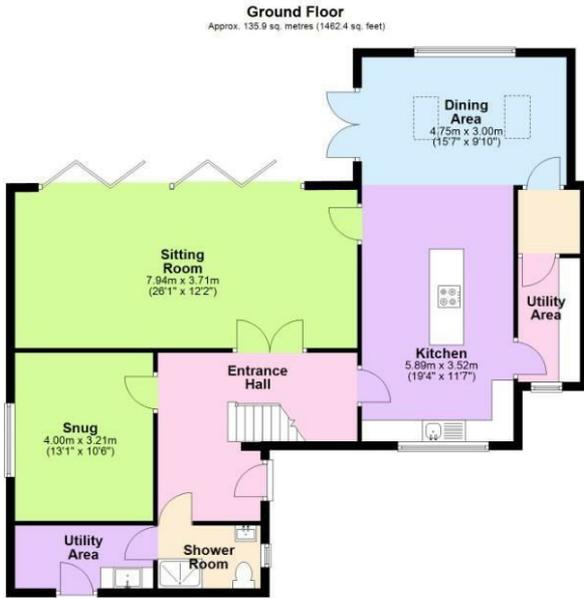
### **Double Garage**

Two roller shutter doors, power and light is connected, pedestrian door to rear garden.

### **Directions**

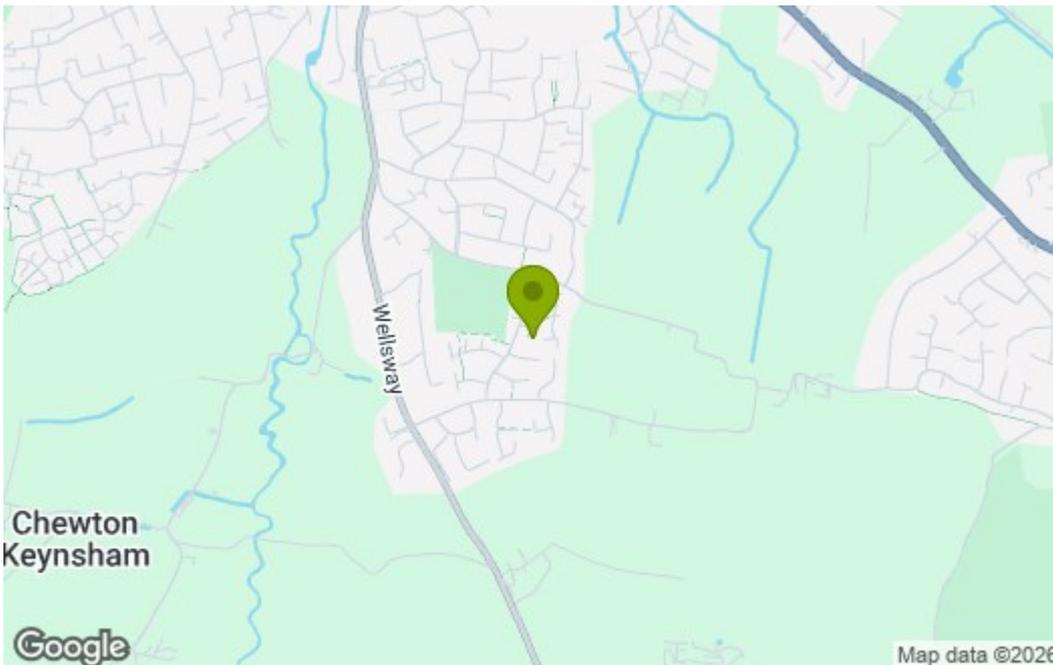
Sat Nav BS31 1XE

# Floor Plan



Total area: approx. 222.1 sq. metres (2390.9 sq. feet)  
10 Rhode Close, Keynsham

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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