



3 The Pynes, Bristol, BS31 1GP

Offers In The Region Of £375,000

Nestled in the charming area of The Pynes, Keynsham, Bristol, this immaculately presented semi-detached house is a delightful find for those seeking a modern and comfortable home. Built in 2019, the property spans an impressive 864 square feet and features two well-proportioned bedrooms, making it ideal for small families or couples.

Upon entering, you are greeted by an open plan living space that is both inviting and functional. The bi-folding doors seamlessly connect the interior to the low-maintenance rear garden, creating a perfect setting for entertaining or simply enjoying the outdoors. The property also boasts a convenient downstairs w/c, enhancing its practicality for everyday living.

The house is equipped with double glazing and gas-fired central heating, ensuring warmth and comfort throughout the year. Parking is a breeze with space for two vehicles, a valuable asset in this desirable location.

Families will appreciate the proximity to Two River and Wellsway School, making school runs a simple task. Local shops are just a short stroll away, providing easy access to daily necessities. For those who enjoy

Entrance via front door with double glazed side panel into

Hallway

Single radiator, doors to

Downstairs W/C

Wood effect tiled flooring, suite comprising concealed cistern Roca W/C, Roca wash hand basin with mixer tap over, part tiled walls, light, inset spots, extractor, chrome heated towel rail.

Kitchen/Dining/Family Room

30'7" x 14'1" (9.34 x 4.31)



Double glazed window to front aspect, double glazed bi-folding doors to the patio and rear garden, wood effect tiled flooring, a range of wall and floor units with work surface over, single stainless steel sink drainer unit with mixer taps over, 4 ring Bosch hob with extractor hood over, Bosch oven, grill and microwave combination oven, integrated fridge and freezer, full sized Bosch dishwasher, storage cupboard with space and plumbing for white goods including washing machine and tumble drier, under unit lighting, storage with hanging rail in family area, understairs drawers, space for dining room table. radiator.

First Floor Landing

Single radiator, access to loft space with light, over stairs storage with shelving, further storage cupboard housing Potterton gas boiler, doors to

Master Bedroom

14'1" x 10'2" (4.30 x 3.11)



Double glazed window to front aspect, single radiator, area for dressing table, part mirror fronted wardrobes with hanging rail and shelving.

Bedroom Two

14'1" x 10'0" (4.30 x 3.07)



uPVC double glazed window to rear aspect, single radiator,

Family Bathroom

9'10" x 6'5" (3.00 x 1.98)



Wood effect flooring, light, extractor, suite comprising Roca concealed cistern w/c, wash hand basin with mixer taps, panelled bath with part hinged glazed shower screen and shower attachment over, fully tiled walls, shower cubicle with hinged glazed door and mains shower over, chrome heated towel rail.

Outside

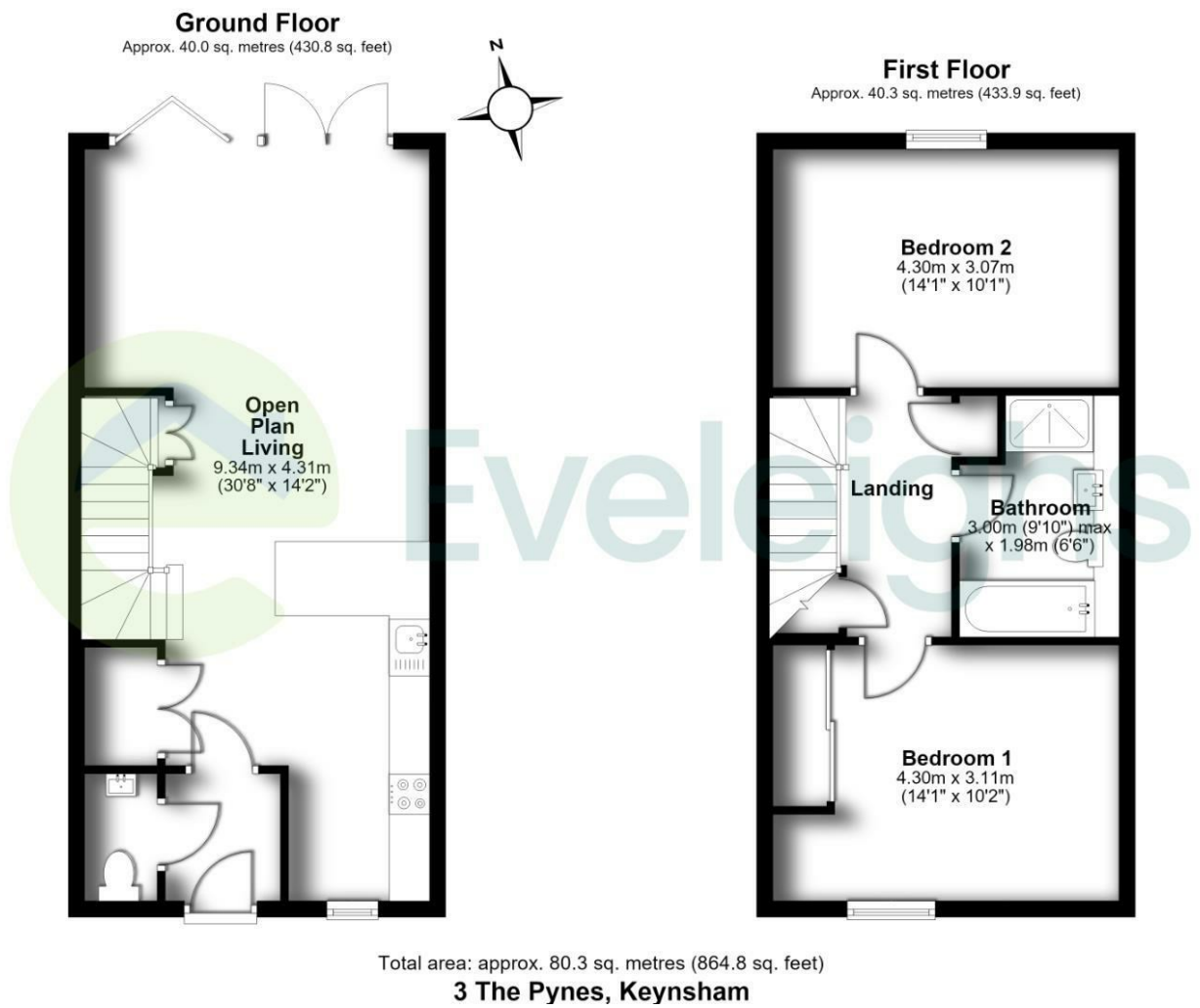


The rear garden is fully enclosed with a patio area immediately adjacent to the property ideal for al fresco dining, the remainder is laid mainly to gravel for ease of maintenance with borders containing a mixture of plants and shrubs including a rose and established wisteria. A garden shed is also included in the sale. There is a pedestrian gate giving access to the front of the property. Located nearby are two parking spaces. The front of the property has borders containing a mixture of plants and shrubs with a pathway leading to the front door.

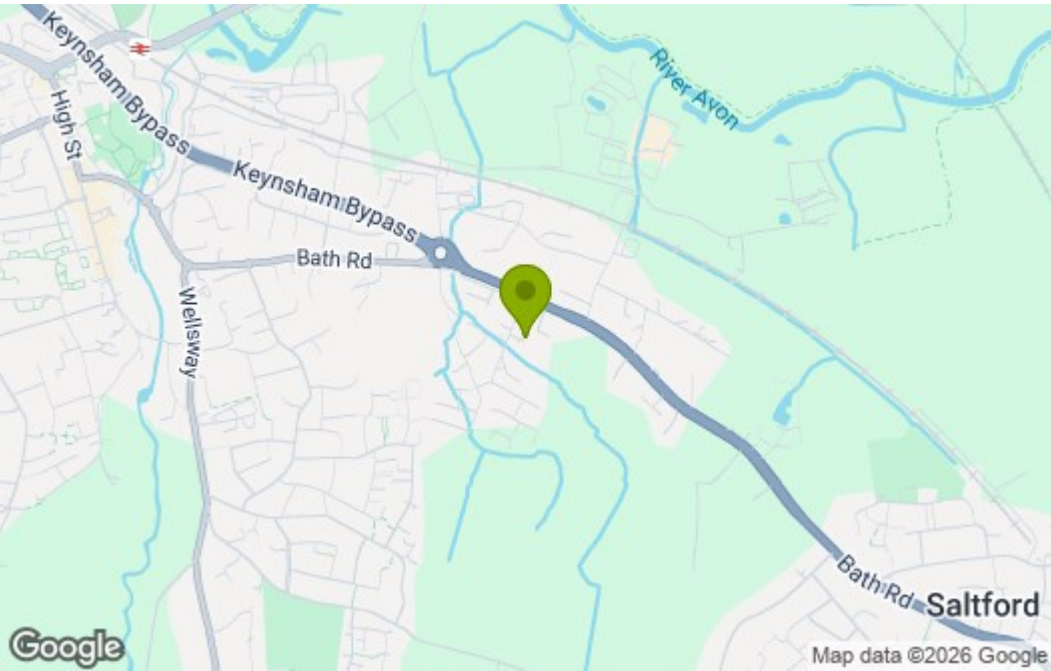
Directions

Sat Nav BS31 1GP

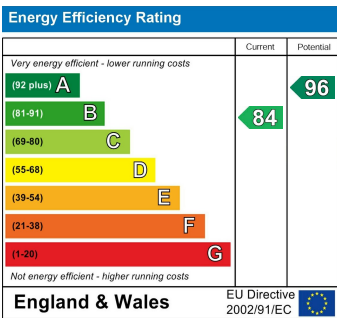
Floor Plan



Area Map



Energy Efficiency Graph



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