



12 Romulus Close, Bristol, BS31 2GF

Offers In The Region Of £825,000

Nestled in the desirable Somerdale development of Keynsham, this immaculately presented detached house offers a perfect blend of modern living and community charm. Built in 2018, this spacious family home features four well-appointed bedrooms, including a master suite complete with a private balcony and en suite.

The property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The beautifully designed kitchen is equipped with high specification integrated appliances, making it a joy for any home cook. Natural light floods the home through aluminum double glazing with shutters throughout the property, while gas-fired central heating ensures warmth and comfort throughout the year.

Outside, the property benefits from off-street parking and stunning views over the river and surrounding countryside, providing a serene backdrop to daily life. The garage has been thoughtfully converted into a gym, offering a versatile space that could easily be reverted back to a garage if desired.

Entrance via front door into

Hallway



Tiled flooring, part panelled walls, double glazed window to front aspect, stairs rising to first floor landing, understairs storage cupboard with hanging space, double radiator, double glazed window to rear aspect, inset spots, doors to

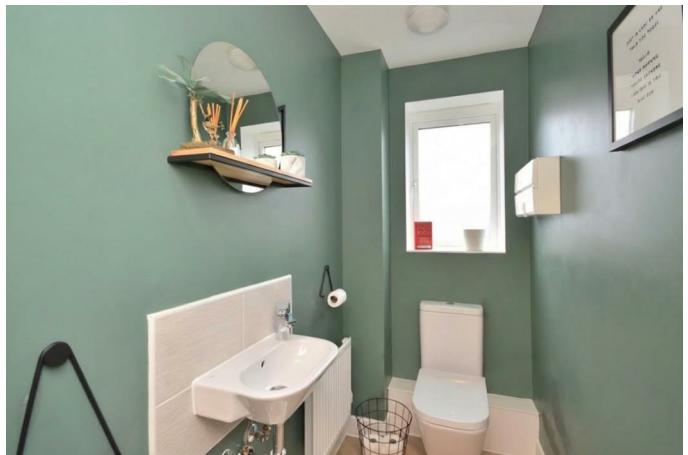
Sitting Room

14'9" x 14'8" (4.51 x 4.48)



Dual aspect double glazed windows to front aspect, aluminum coated bi-folding doors to patio and rear garden, double radiator,

Downstairs W/C



Obscured double glazed window to side aspect, suite comprising low level Roca w/c, wash hand basin with mixer taps over, tiled splash back, small single radiator, extractor, tiled flooring.

Dining Room

12'11" x 10'0" (3.95 x 3.05)



Dual aspect double glazed windows to both front and side aspects, radiator, tiled flooring.

Kitchen/Breakfast Room

18'7" x 11'1" (5.67 x 3.39)



Double glazed French doors to patio and rear garden, double glazed window to side aspect, double glazed sliding windows to rear aspect, a range of wall and floor units with quartz worksurface over, quartz upstands and sills, 1 1/2 bowl sink unit with Quooker tap over, cupboard housing Ideal Logic boiler, space for 5 ring Rangemaster style cooker with quartz splash back and contemporary extractor hood with light over, pull out larder cupboard, pan drawers, integrated full sized Bosch dishwasher, integrated tumble drier and

separate washing machine, inset spots, space and plumbing for American style fridge freezer, wall mounted contemporary radiator, slide opening cupboards for storing recycling bins, tiled flooring, inset spots.

First Floor Landing



Double glazed window to rear aspect enjoying views over the river, radiator, cupboard housing pressurised water system, doors to

Master Suite

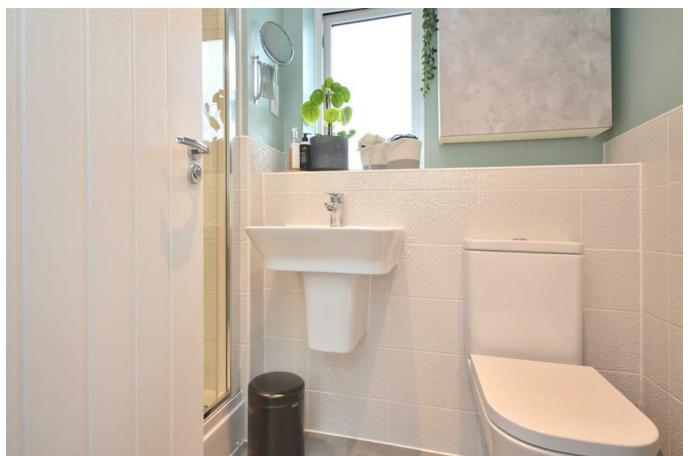
19'5" x 11'1" (5.94 x 3.39)



Double glazed window to side aspect, aluminum bi-folding doors to balcony with valuated double glazed windows above enjoying exception views over the river and fields towards Kelston, wall lights, double radiator, sliding mirrored wardrobes with hanging rail and shelving, door to

En suite

7'1" x 5'1" (2.18 x 1.57)



Obscured double glazed window to side aspect, suite comprising low level Roca w/c, wash hand basin with mixer taps over, tiled flooring, part tiled walls, heated towel rail, inset spots, extractor, fully tiled shower cubicle with sliding glazed door and mains shower over.

Balcony

Glazed balustrade and decking ideal for enjoying a morning coffee.

Bedroom Two

14'10" x 10'1" (4.53 x 3.09)



Double glazed window to front aspect, sliding glazed doors to rear aspect onto Juliette balcony enjoying the lovely views over the river and beyond, single radiator.

Bedroom Three

11'7" x 10'0" (3.54 x 3.05)



Double glazed windows to both front and side aspects, radiator, access to loft space.

Bedroom Four

11'3" x 8'9" (3.45 x 2.68)



Two double glazed windows to front aspect, single radiator, storage cupboard with shelving.

Family Bathroom

7'7" 6'2" (2.33 1.90)



Obscured double glazed window to side aspect, suite comprising low level Roca w/c, wash hand basin with chrome mixer taps over, panelled bath with hinged glazed shower screen with shower over, feature tiled wall, part tiled, tiled flooring, chrome heated towel rail, extractor, inset spots.

Outside



The front of the property has a pathway leading to the front door, the remainder is laid mainly to pebbles for ease of maintenance with some shrubs and ground cover. A driveway provides parking for a couple of vehicles which is in front of the former garage. The rear garden has a patio immediately adjacent to the property ideal for al fresco dining, a slight step leads down to the remainder which is laid mainly to lawn with a cobbled edge and mulched border containing a mixture of climbing plants and shrubs. The patio sweeps around the back of the property where another area of decking is situated directly underneath the balcony ideal for further outside furniture. The remainder is laid to paving with pedestrian access to the front down the side of the property via a wooden gate. A storage shed with power and light is situated at the rear of the former garage. The rear garden is enclosed partly by wood panel fencing and featheredge fencing. Wall lights and outdoor sockets are positioned on the rear of the property.

Gym Area/Storage (Former Garage)



Pedestrian door to rear garden, power and light is connected.

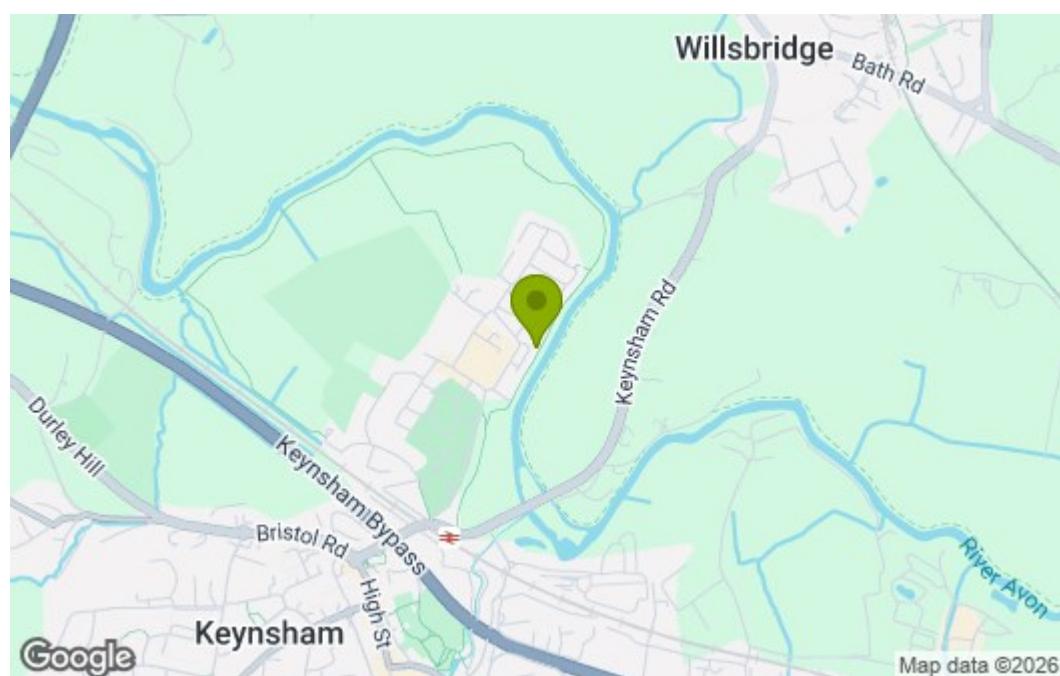
Directions

Sat Nav BS31 2GF

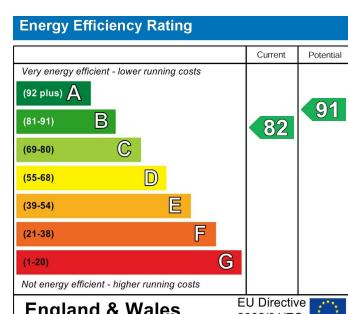
Floor Plan



Area Map



Energy Efficiency Graph



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