



The Laurels, Parkhouse Lane, Keynsham, Bristol, BS31 2SG

Offers In Region Of £1,250,000

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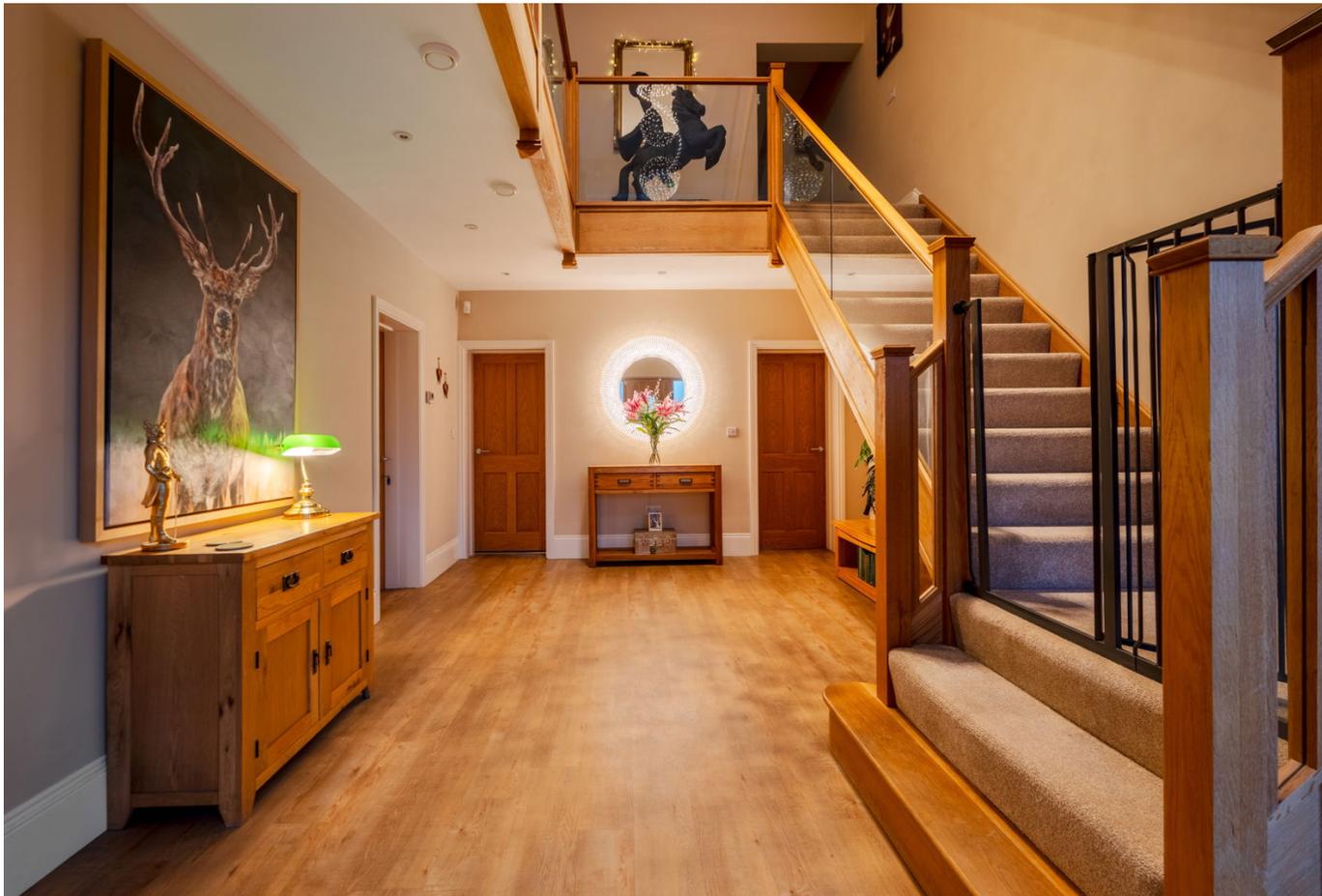
The Laurels, is one of just three properties located in this quiet enclave along Parkhouse Lane. The builder resides in one of the three which demonstrates confidence in the quality and location. This luxurious home abounds with space, over 509 square metres of exemplarily accommodation. The grand entrance hall is wonderful where the downstairs rooms span out from. Everywhere you go this house ticks the boxes on size, quality and layout.

The primary suite is inspiring, the other five bedrooms are also double size with their own en-suites and dressing rooms. The ground floor has a versatile layout, which if you include the two storey double garage can lend itself to annexe capabilities even.

The recently landscaped gardens are picture perfect, laid out so well and include a garden room with a bar and a spa area to enjoy year around. Parking behind electronic gates leading to the residence.

A must view property for sure!





Entrance Hall

5.96m x 5.47m (19'6" x 17'11")

Wooden door and windows with obscure double glazing, double height space, storage cupboard for coats, thermostat control, alarm panel and luxury vinyl flooring with under floor heating.

Kitchen/Breakfast Room

6.85m x 5.95m (22'5" x 19'6")

Double glazed French doors and window to the rear aspect, recessed spot lights, a range of wall and base units in light grey/blue with an island, finished with quartz work surfaces. There is an inlet sink with a mixer tap over, a range of integral appliance such as a double oven, full size fridge, dishwasher and microwave. There is a pull out larder cupboard, telephone entry system, under floor heating control thermostat, television aerial, luxury vinyl flooring with under floor heating.



Utility Room

3.78m x 2.35m (12'4" x 7'8")

Double glazed door and window to the side aspect, recessed spot lights, a range of wall and base units with quartz work surfaces matching the kitchen, inset sink with a mixer tap, spaces for a washing machine, tumble dryer and fridge/freezers. Luxury vinyl flooring with under floor heating.



Living Room

5.95m x 5.04m (19'6" x 16'6")

Bi-folding doors lead onto the rear garden, double glazed window to the side aspect, access doors to the kitchen and hallway. A raised fire place with a stone hearth and inset log burner, television aerial, carpet and underfloor heating.

Dining Room

3.78m x 3.5m (12'4" x 11'5")

Double glazed window to the front aspect, recessed spot lights, cat 5 wiring socket, thermostat control, carpet and under floor heating.

Boiler Room

3.81m x 2.72m (12'6" x 8'11")

Recessed spot lights, pressurised water cylinders, underfloor heating plumbing, shelving, consumer units, cat 7 wiring, internet hub, luxury vinyl flooring with under floor heating.



Bathroom

Recessed spot lights and speakers, extractor fan, tiled walls and floor, electric mirror, television, wall mounted media controls, chrome towel radiator and under floor heating. There is a four piece suite comprising of a bath with shower attachment, walk-in shower with a mixer shower over, floating vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Family Room

3.45m x 3.37m (11'3" x 11'0")

Double glazed window and skylight above, recessed spot lights, loft void hatch, carpet with under floor heating. (plans were in place to make this into a cinema room and more information can be gained)

First Floor Landing



Bedroom Two

5.04m x 3.87m (16'6" x 12'8")

Double glazed French door and windows with a Juliette balcony to the rear aspect, recessed spot lights, ceiling fan, television, thermostat control and under floor heating.

En-suite

3.82m x 1.78m (12'6" x 5'10")

Obscure double glazed window to the rear aspect, recessed spot lights, extractor fan, tiled walls, electronic mirrors, chrome towel radiator, tiled floors with under floor heating. There is a three piece suite comprising of a walk-in shower cubicle with a mixer shower over, floating vanity unit with twin wash hand basins and a low level WC with a hidden cistern.

Dressing Room

4.15m x 2.69m (13'7" x 8'9")





Bedroom Three

4.03m x 3.91m (13'2" x 12'9")

Double glazed window to the front aspect, recessed spot lights, ceiling fan, thermostat control and under floor heating.

En-suite

2.11m x 1.68m (6'11" x 5'6")

Obscure double glazed window to the side aspect, recessed spot lights, extractor fan, tiled walls, electronic mirror, chrome towel radiator, tiled floor with under floor heating. There is a three piece suite comprising of a walk-in shower cubicle with a mixer shower over, floating vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Walk-in Wardrobes

1.98m x 1.57m (6'5" x 5'1")

Recessed spot lights, wardrobes and under-floor heating.



Bedroom Four

4.03m x 3.81m (13'2" x 12'6")

Double glazed window to the rear aspect, recessed spot lights, ceiling fan, electronic curtains, television point, thermostat control and under floor heating.

En-suite

2.33m x 1.67m (7'7" x 5'5")

Obscure double glazed window to the side aspect, recessed spot lights, extractor fan, tiled walls, electronic mirror, chrome towel radiator, tiled floor with under floor heating. There is a three piece suit comprising of a walk-in shower cubicle with a mixer shower over, floating vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Walk-in Wardrobe

2.02m x 1.57m (6'7" x 5'1")

Recessed spot lights, a range of wardrobes and under floor heating.



Bedroom Five

3.9m x 3.81m (12'9" x 12'6")

Double glazed window to the front aspect, recessed spot lights, ceiling fan, thermostat control with under floor heating.

En-suite

2.14m x 1.68m (7'0" x 5'6")

Obscure double glazed window to the side aspect, recessed spot lights, extractor fan, tiled walls, electronic mirror, chrome towel radiator, tiled floor with under floor heating. There is a three piece suite comprising of a walk-in shower cubicle with a mixer shower over, floating vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Walk-in wardrobes

1.94m x 1.55m (6'4" x 5'1")

Recessed spot lights, wardrobes and under-floor heating.

Upper Floor Landing

Double glazed skylight to the front aspect, recessed spot lights, extractor fan and under floor heating.

Bedroom Six

3.94m x 3.91m (12'11" x 12'9")

Double glazed skylight windows to the front and rear aspects, recessed spot lights, ceiling fan, eaves storage space, thermostat control and under floor heating.

En-suite

3.01m x 1.86m (9'10" x 6'1")

Double glazed window to the rear aspect, recessed spot lights, extractor fan, tiled walls, electronic mirror, chrome towel radiator, tiled floor and under floor heating. There is a three piece suite comprising of a walk-in shower cubicle with a seat and mixer shower over, floating vanity unit with a wash hand basin and a low level WC with a hidden cistern.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		

