



## 4 May Tree Walk, Bristol, BS31 2RY

### Offers Over £345,000

**\*\*NO ONWARD SALES CHAIN\*\*** Nestled in the charming area of May Tree Walk, Keynsham, Bristol, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property is designed to cater to modern living while providing ample space for families or individuals seeking a serene environment.

Upon entering, you will find a well-appointed fitted kitchen that seamlessly connects to a utility room and then to a downstairs WC, enhancing the functionality of the home. The living spaces are bright and inviting, making it an ideal setting for both relaxation and entertaining. The immaculate garden is a true highlight, providing a tranquil outdoor retreat where one can unwind or enjoy al fresco dining during the warmer months.

This property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Its prime location ensures easy access to all local amenities, including shops, schools, and recreational facilities, as well as excellent bus routes for those commuting to nearby areas.

Composite door leading to porch.

### Porch

2'8" x 5'8" (0.82 x 1.73)

uPVC double glazed obscured glass windows to front and side, space for shoes and coats, uPVC double glazed door leading to hallway.

### Hallway

Stairs rising to first floor, single paneled radiator, door leading to lounge/dining room.

### Lounge

13'1" x 13'1" (4.00 x 4.00)



uPVC double glazed window to front aspect, single paneled radiator, understairs storage cupboard, electric fire place, open plan into dining room.

### Dining Room

10'4" x 7'8" (3.17 x 2.36)



uPVC double glazed sliding doors to rear garden, single paneled radiator, door leading to kitchen/breakfast room.

### Kitchen/Breakfast Room

10'4" x 13'6" (3.17 x 4.13)



uPVC double glazed windows to rear and side, uPVC doubled door leading to rear garden, recently fitted kitchen with a range of wall and floor units with work surface over, integrated Neff double oven, integrated Bosch hob, fitted Bosch extractor hood, integrated fridge freezer, integrated dishwasher, sink drainer unit with mixer taps over, breakfast bar, spotlights, single paneled radiator, door leading to utility room.

### Utility Area



uPVC double glazed window to side aspect, range of floor units with worktop over matching kitchen, integrated washing machine, integrated tumble dryer, spotlights, door leading to downstairs WC.

## WC



uPVC double glazed obscure window to front aspect, closed couple WC, wash hand basin with mixer taps over, storage beneath, storage cupboard, heated towel rail, spotlights.

## First Floor Landing

10'6" x 6'10" (3.21 x 2.09)



uPVC double glazed window to side aspect, loft hatch,

## Master Bedroom

14'4" x 9'2" (4.37 x 2.80)



uPVC double glazed window to front aspect, single radiator, wardrobe space, storage cupboard housing a Worcester combination boiler.

## Bedrom Two

9'3" x 9'2" (2.83 x 2.80)



uPVC double glazed window to rear aspect, single radiator.

## Bedroom Three

9'3" x 6'10" (2.84 x 2.10)



uPVC double glazed window to front aspect, single radiator, storage cupboard over stairs.

## Family Bathroom

6'1" x 6'11" (1.87 x 2.12)



uPVC double glazed obscure window to rear, fitted bath with mixer tap shower over, pedestal wash hand basin with taps over, closed couple WC, heated towel rail, spotlights.

## Outside



Front garden laid mainly to lawn, path leading to front door. The well maintained REAR garden has a patio area ideal for garden furniture the remainder is mainly laid to lawn, graveled area with stepping stones leading to back gate, side gate providing access from the front, garage with up and over door and power connected, garden enclosed with fencing.

## Directions

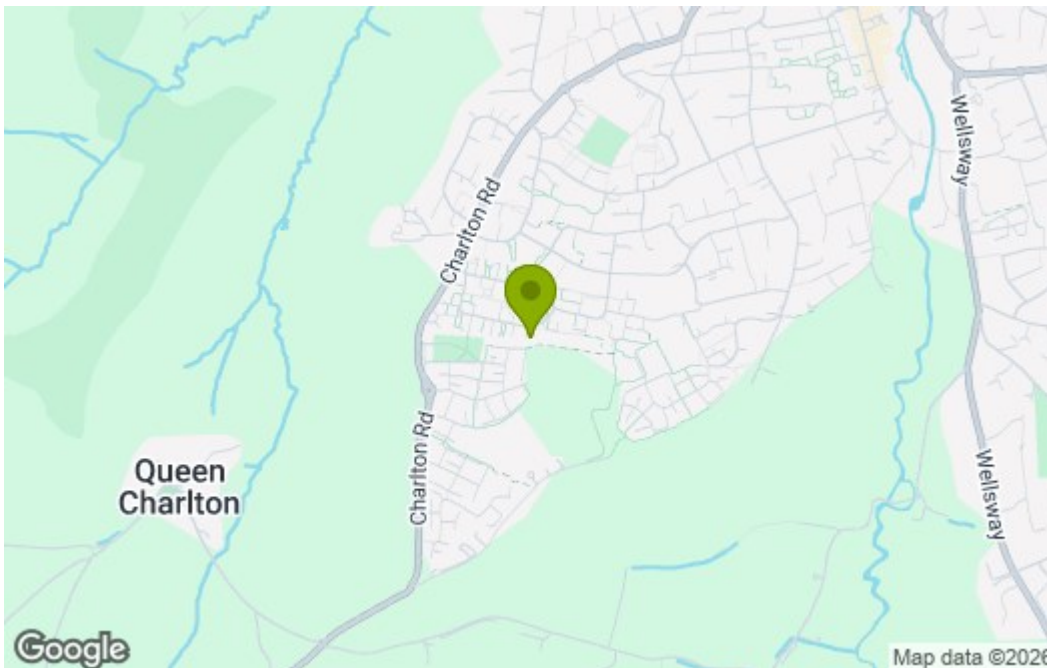
Sat Nav BS31 2RY

## Floor Plan

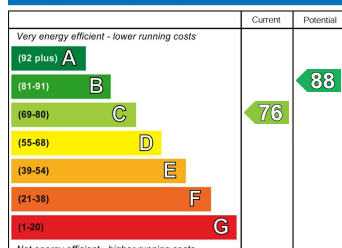



Total area: approx. 85.3 sq. metres (917.8 sq. feet)  
**4 Maytree Walk , Keynsham, Bristol**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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