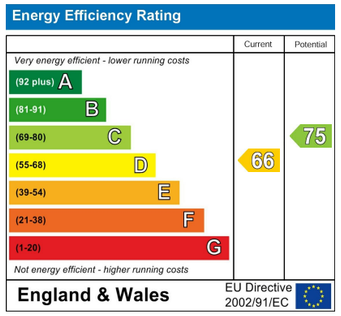


Nunney Close, Keynsham, Bristol, BS31

Approximate Area = 1569 sq ft / 145.7 sq m
Garage = 274 sq ft / 25.4 sq m
Total = 1843 sq ft / 171.1 sq m
For identification only - Not to scale



www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

3 Nunney Close, Keynsham, Bristol, BS31 1XF



£575,000

A spacious four bedroom linked detached home that's offered to the market with on onward chain.

■ Link detached ■ Two Reception rooms ■ Kitchen/Breakfast room ■ Utility room ■ WC ■ Four Bedrooms ■ En suite ■ Family Bathroom ■ Gardens ■ Double Garage

naea | propertymark PROTECTED
RICS

3 Nunney Close, Keynsham, Bristol, BS31 1XF

A deceptively spacious four bedroom link-detached home offering approximately 1,850 sq ft (172 sq m) of well proportioned accommodation, complemented by a double garage and a larger than average southerly-facing rear garden. The property is offered to the market with no onward sales chain, making it an excellent purchase for families who are upsizing.

Internally, the ground floor is entered via a useful entrance porch that leads to a welcoming hallway with two built-in storage cupboards. From here, access is provided to two interconnecting reception rooms and a generous kitchen/breakfast room. The ground floor accommodation is completed by a rear lobby providing direct access to the garden and a useful utility room. The ground floor is completed by a separate WC. To the first floor, four well balanced bedrooms are found, comprising three doubles with built-in storage and a generous single bedroom. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a three piece family bathroom.

Externally, the property enjoys well-maintained gardens to both the front and rear. The front garden is predominantly laid to a level lawn with well stocked flower beds, while the larger than average rear garden enjoys a desirable southerly aspect and backs onto neighbouring gardens, creating a predominantly private setting. Mainly laid to lawn, the rear garden is complemented by mature planting, several small trees, well-stocked flower beds, a patio seating area ideal for outdoor dining and a greenhouse.

Further benefits include a double width driveway providing off-street parking and access to a double garage with electrically operated roller shutter doors.

INTERIOR

GROUND FLOOR

PORCH 4.5m x 0.8m (14'9" x 2'7")
Obscured glazed window and door leading to hallway

HALLWAY 4.7m x 1.9m (15'5" x 6'2")
to maximum points. Two built in storage cupboards, power points, stairs rising to landing, doors leading to rooms.

RECEPTION ONE 4.6m x 3.8m (15'1" x 12'5")
Double glazed window to front aspect, power point, sliding doors leading to Reception Two.

RECEPTION TWO 4.7m x 3.8m (15'5" x 12'5")
Double glazed patio doors, to rear aspect overlooking and providing access to rear garden, feature electric fireplace, power points.

KITCHEN/BREAKFAST ROOM 4.5m x 3.5m (14'9" x 11'5")
Double glazed window to rear aspect overlooking garden. Kitchen comprising range of matching low level base units with roll top work surface, stainless steel sink with mixer tap over, space and electric supply for oven. Warm air boiler, pantry storage cupboard, power points. Space for family sized breakfast table, door leading to rear lobby.

REAR LOBBY 1.5m x 1.3m (4'11" x 4'3")
Obscured double glazed door leading to garden, door leading to utility room and door providing integral access to garage.

UTILITY ROOM 3.7m x 1.5m (12'1" x 4'11")
Double glazed window to rear aspect overlooking rear garden, low level base units with stainless steel sink, space and plumbing for washing machine, space and power for upright fridge/freezer, splashback to all wet area areas.

WC 1.8m x 1.6m (5'10" x 5'2")
Obscured double glazed window to front aspect, matching two piece suite comprising pedestal wash hand basin and low level WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.2m x 1.5m (13'9" x 4'11")
Double glazed window to side aspect, access to loft via hatch, built in storage cupboards (one housing hot water cylinder), power point, doors leading to rooms.

BEDROOM ONE 4.1m x 3.8m (13'5" x 12'5")
Double glazed window to rear aspect overlooking rear garden, two built in double wardrobes. power point, opening leading to en suite shower room.

EN SUITE 2.3m x 1.2m (7'6" x 3'11")
Obscured double glazed window, to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and oversized walk in shower cubicle with shower off mains supply over, tiled splashbacks to all wet areas.

BEDROOM TWO 4.1m x 3.3m (13'5" x 10'9")
Double glazed window to front aspect, two built in double wardrobes, power point.

BEDROOM THREE 4.1m x 2.9m (13'5" x 9'6")
Double glazed window to front aspect, built in double wardrobe, power point.

BEDROOM FOUR 3.3m x 2.4m (10'9" x 7'10")
Double glazed window to rear aspect overlooking garden, power point.

BATHROOM 2.2m x 1.7m (7'2" x 5'6")
Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with shower off mains supply over, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to lawn with wall and shrub boundaries, well stocked flower beds, path leading to front door.

REAR GARDEN
Well presented rear garden that faces a sunny, southerly aspect and directly backs onto neighbouring gardens. Mainly laid to lawn with fenced boundaries, well stocked flower beds, patio seating area, greenhouse, gated path leading to front of property.

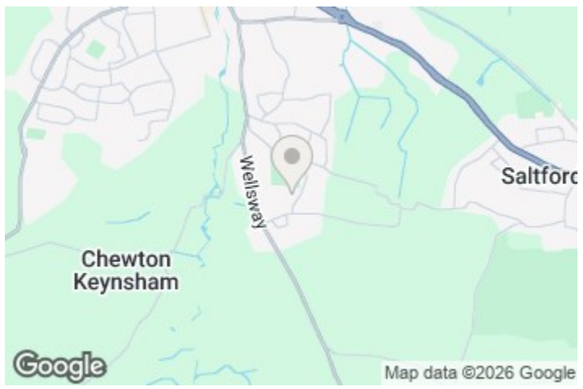
DRIVEWAY
Hardstanding driveway that's accessed via a dropped curb that provides parking for two vehicles and directly leads to the garage.

GARAGE 5.1m x 5.0m (16'8" x 16'4")
Accessed via two electrically operated roller shutter doors and offering integral access to rear lobby, benefitting from lighting and power points.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: Bath and North East Somerset.
Services: All services connected.
Broadband speed: Ultrafast 1000 mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).



















www.daviesandway.com