



## 7 Caroline Close, Bristol, BS31 2LF

**£415,000**

Nestled in the charming Caroline Close, Keynsham, Bristol, this delightful three-bedroom link detached house offers a perfect blend of comfort and convenience.

As you enter, you are welcomed by three spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the refitted kitchen, which boasts contemporary fittings and ample space for culinary creativity. Adjacent to the kitchen, a lovely conservatory opens onto a westerly facing rear garden, providing a serene space to unwind and enjoy the natural surroundings.

The property benefits from uPVC double glazing and gas fired central heating, ensuring warmth and energy efficiency throughout the year. The three well-proportioned bedrooms offer comfortable accommodation for families or guests, while the stylish bathroom caters to all your needs.

Outside, the garden is a true highlight, featuring a garden office that presents an excellent opportunity for those working from home or seeking a quiet retreat. Additionally, the property includes a garage and a

Entrance via uPVC double glazed obscured door into

### **Porch**

Single radiator, storage cupboard with space for hanging coats, further door into

### **Hallway**

Stairs rising to first floor landing, single radiator, door to

### **Sitting Room**

12'11" x 13'6" (3.95 x 4.13)



uPVC double glazed window to front aspect, double radiator, understairs storage cupboard, wall mounted electric fire, opening to

### **Dining Room**

9'11" x 8'10" (3.03 x 2.70)



Sliding patio doors to conservatory, door to kitchen, double radiator.

### **Conservatory**

9'7" x 9'6" (2.94 x 2.92)



uPVC double glazed windows to side and rear aspect, polycarbonate roof, uPVC double glazed patio door opening to rear garden, electric heater.

### **Kitchen**

9'11" x 7'7" (3.03 x 2.32)



uPVC double glazed window to rear aspect, a recently refitted kitchen with a range of wall and floor units with worksurface over, integrated double oven and gas hob with fitted extractor over, sink drainer unit with mixer taps over, integrated full sized Bosch dishwasher, door to

### Utility Area

13'4" x 7'0" (4.08 x 2.15)



uPVC double glazed door to rear garden, uPVC double glazed window to rear aspect, space and plumbing for washing machine, space for freestanding fridge freezer, storage cupboards with fitted shelving, single radiator, door to

### Downstairs W/C



Close coupled w/c, wash hand basin with taps over, spot light,

### Garage

Metal up and over door, power and light is connected.

### First Floor Landing

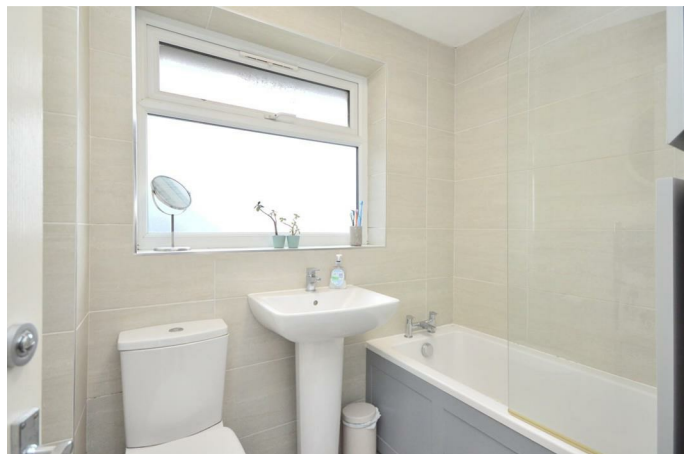
8'2" x 6'9" (2.50 x 2.07)



uPVC double glazed window to side aspect, access to loft space, doors to

### Family Bathroom

5'4" x 6'10" (1.64 x 2.10)



Obscured uPVC double glazed window to rear aspect, panelled bath with rainfall shower attachment over and mixer taps, pedestal wash hand basin with mixer tap over, close coupled w/c, heated towel rail, extractor fan.

### Bedroom One

12'4" x 9'3" (3.76 x 2.82)



uPVC double glazed window to rear aspect enjoying countryside views, single radiator.

### Bedroom Two

11'10" x 10'4" (3.61 x 3.16)



uPVC double glazed window to front aspect, single radiator, storage cupboard with shelving.

### Bedroom Three

8'11" x 6'2" (2.74 x 1.88)



uPVC double glazed window to front aspect, double radiator, storage cupboard with fitted shelving.

### Outside



The front of the property has a driveway providing off street parking and access to the garage, the remainder is laid to gravel for ease of maintenance. The westerly facing rear garden has a patio immediately adjacent to the property ideal for garden furniture, a step up leads to the remainder which is laid mainly to lawn. The rear garden is fully enclosed by wood panel fencing. A home office is positioned at the rear of the garden.

### Garden/Office

7'0" x 9'11" (2.14 x 3.03)



Power and light is connected, uPVC double glazed doors and windows to rear garden, electric radiator, wood effect flooring. The garden office has hard wired data, meaning there is an extremely good internet connection for the owner to work from home.

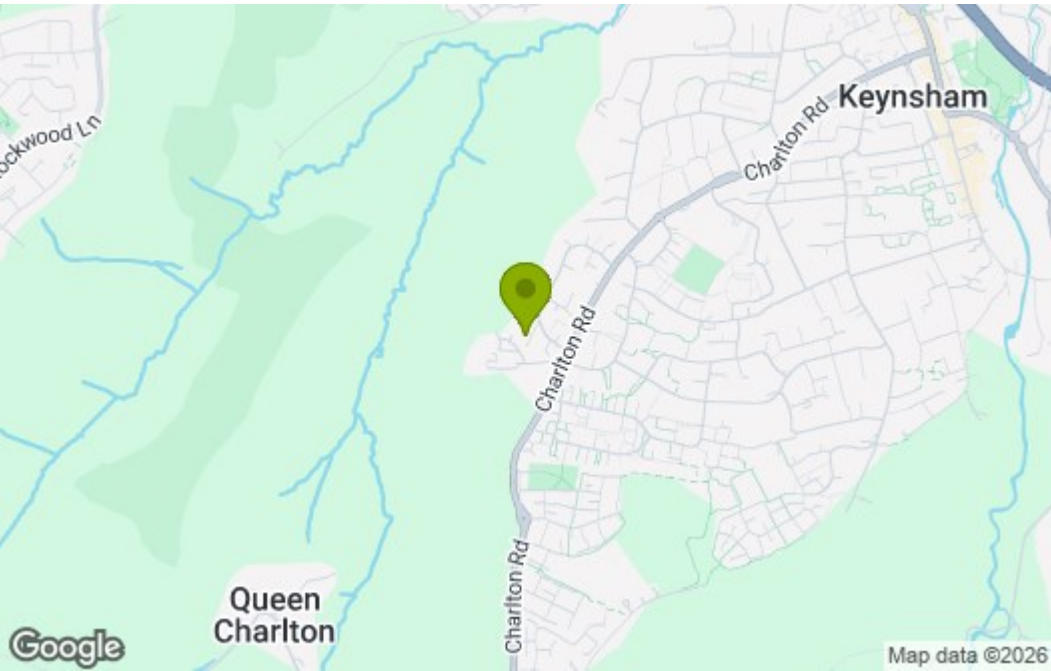
### Directions

Sat Nav BS31 2LF

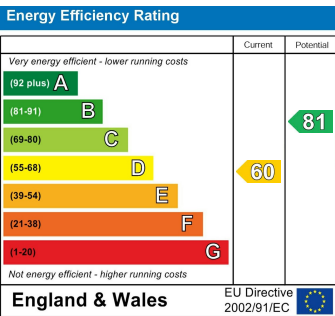
Floor Plan



Area Map



Energy Efficiency Graph



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