



## 27 Willow Walk, Bristol, BS31 2TR Offers In The Region Of £325,000

Positioned in the charming area of Willow Walk, Keynsham, Bristol, this delightful three-bedroom mid-terraced house is a true gem. Immaculately presented throughout, the property boasts a warm and inviting atmosphere, perfect for families or those seeking a comfortable home.

As you enter, you will be greeted by a sitting room and a well-appointed fitted kitchen/dining room that seamlessly blends functionality with style. The spacious living areas are bathed in natural light, creating a welcoming environment for both relaxation and entertaining. A lovely conservatory extends the living space, providing a perfect spot to enjoy the garden views.

The property features three generously sized bedrooms, offering ample space for rest and privacy. The modern bathroom is fitted to a high standard, ensuring comfort for all residents.

Step outside to discover a westerly facing enclosed rear garden, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, a garage is located in a nearby block for extra

Entrance via uPVC obscured door into

### Hallway



Stairs rising to first floor, single radiator, door to

### Sitting Room

17'4" x 13'1" (5.29 x 4.00)



uPVC double glazed feature bay window to front aspect, woodburning stove, wooden flooring, double radiator, under stairs storage cupboard, open plan into

### Kitchen/Dining Room

17'4" x 13'1" (5.29 x 4.00)



uPVC double glazed window to rear aspect, uPVC double glazed door opening to conservatory, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, space and plumbing for dishwasher and washing machine, integrated gas hob with extractor over, integrated oven, microwave and fridge freezer. Dining Area - double radiator, further uPVC double glazed window to rear aspect.

### Conservatory

10'5" x 6'10" (3.20 x 2.10)



uPVC double glazed windows to rear and side aspects, door to rear garden, polycarbonate roof, space for tumble drier, wood effect flooring.

### First Floor Landing



Access to loft space, doors to

### Bedroom One

14'9" x 8'10" (4.51 x 2.70)



uPVC double glazed window to front aspect, single radiator.

### Bedroom Two

8'10" x 8'9" (2.71 x 2.68)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Three

9'7" x 7'3" (2.93 x 2.21)



uPVC double glazed window to front aspect, single radiator, fitted storage cupboards.

### Bathroom

6'2" x 7'3" (1.88 x 2.23)



Obscured uPVC double glazed window to rear aspect, suite comprising p-shaped bath with rainfall shower attachment over, pedestal wash hand basin with mixer taps over, close coupled w/c, spotlights, heated towel rail.

### Outside



The front of the property is laid mainly to lawn with a pathway leading to the front door. The westerly facing rear garden has a patio area immediately adjoining the property ideal for garden furniture, the remainder is laid mainly to lawn. A garden shed is included in the sale. The rear garden is fully enclosed by wooden fencing with a pedestrian gate providing access.

### Garage

Situated in a block nearby.

### Directions

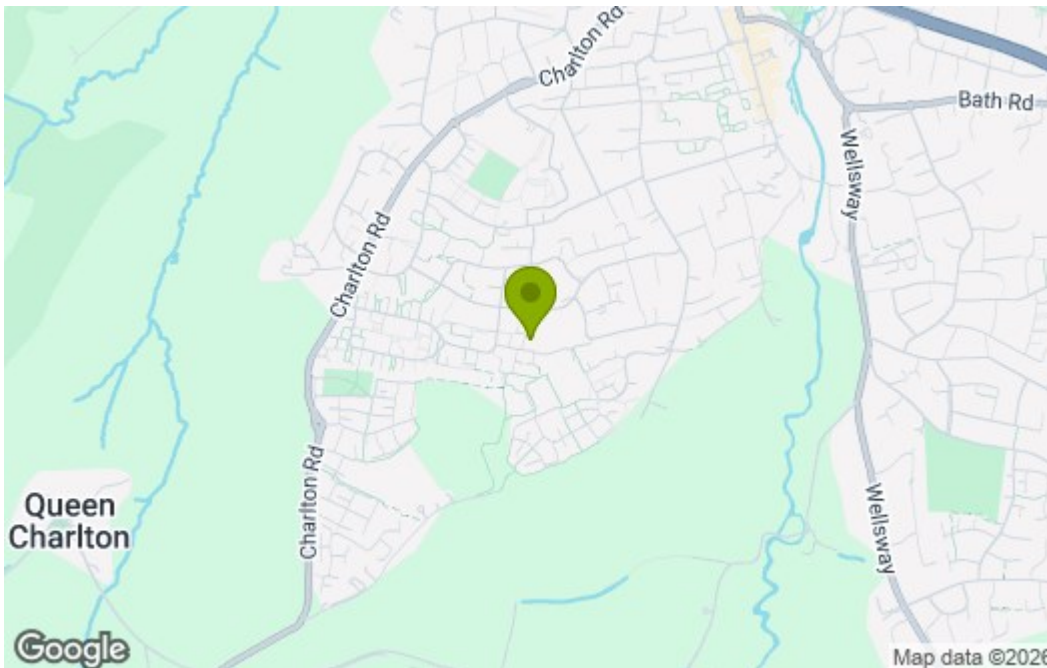
Sat Nav BS31 2TR

## Floor Plan



Total area: approx. 82.1 sq. metres (883.3 sq. feet)  
**27 Willow walk, Bristol**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(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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