



21 ORWELL DRIVE
KEYNSHAM
BRISTOL
BS31 1QB
£575,000

A SIMPLY STUNNING SEMI DETACHED FAMILY HOME, POSITIONED WITHIN THIS POPULAR AREA ON KEYNSHAM'S WELLSWAY SIDE OF TOWN. THIS IMPRESSIVE HOME SITS WITHIN A GENEROUS PLOT AND POSITIONED ONLY A MOMENTS WALK FROM WELLSWAY SECONDARY SCHOOL CAMPUS.

Internally the property has been improved upon, over the years and now boasts a double storey side extension affording spacious accommodation across two floors. Presented to an excellent decorative standard, many of the rooms are bathed in natural light due to the southerly rear aspect.

Externally the property continues to impress. To the rear of the property a large rear garden enjoys a sunny, southerly aspect, whilst to the front of the property an extensive driveway provides off street parking for a number of vehicles. In addition the larger than average garage provides secure parking with the added benefit of being accessible via the house.

Entrance to the property is via an extended hallway with an abundance of space making this the perfect entrance to the home. From the hallway, doors to the lounge and kitchen can be found, whilst stairs lead to the first floor landing. The lounge is positioned to the front of the property with a bay window overlooking the front aspect. The kitchen / diner spans the full width of the property, over 8m in length and enjoys views and direct access to the rear garden. The kitchen comprises a large selection of built in wall and base units with work surfaces over, incorporating a breakfast bar, and a selection of integrated appliances. Bi-Folding doors provide access to the garden via the dining area, whilst pedestrian access can be had from the kitchen to a handy utility room and cloakroom. Pedestrian access to the side aspect and access into the garage is also available from the utility area.





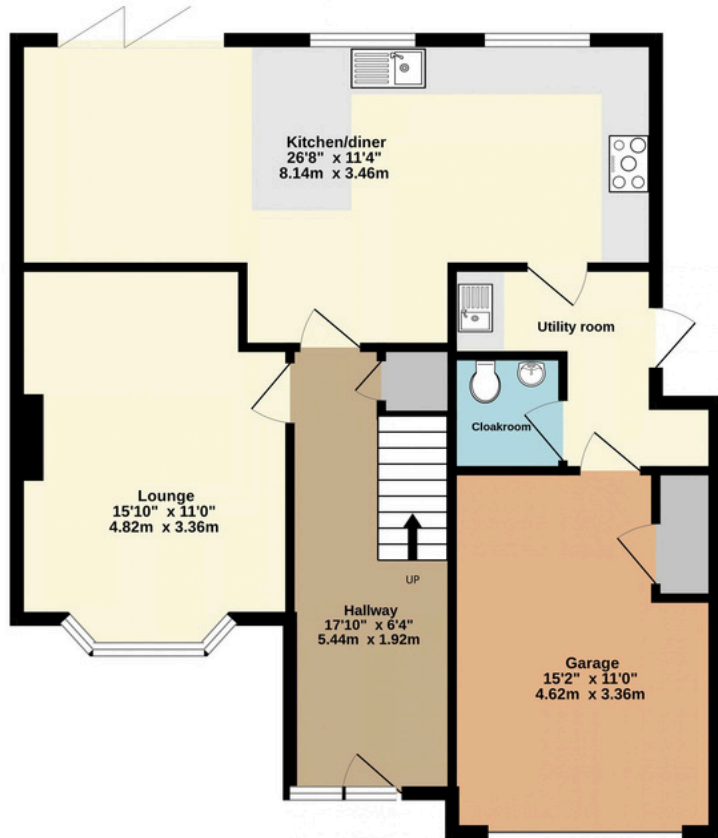
To the first floor can be found four bedrooms, the family bathroom and an en-suite shower room. Three of the four bedrooms are impressive double rooms in size with the fourth being a comfortable single. The principle bedroom is located within the extended part of the property and benefits fitted wardrobes and an ensuite shower room. Both the en-suite and family bathroom comprises a modern three piece white suite.

THIS LOVELY FAMILY HOME HAS BEEN
LOVINGLY CARED FOR AND IMPROVED OVER
RECENT YEARS AND IS AVAILABLE FOR
SALE WITH AN EARLY VIEWING HIGHLY
RECOMMENDED TO APPRECIATE ALL THAT IS
ON OFFER.

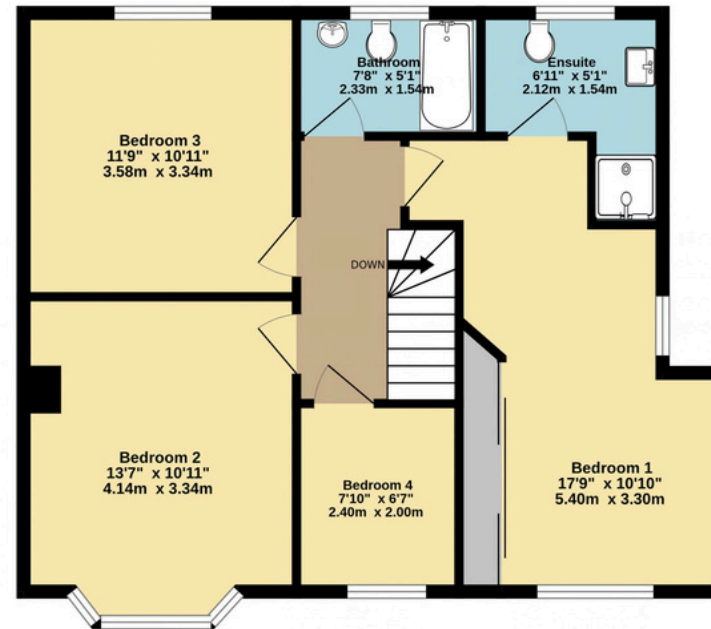




Ground Floor
822 sq.ft. (76.4 sq.m.) approx.



1st Floor
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)			
21, Oswald Drive Kingsdown BRISTOL BS31 1GB	Energy rating C	Valid until 22 June 2028	Certificate number 0452-2889-7866-9828-5245
Property type Semi-detached house		Total floor area 113 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions [here](https://www.gov.uk/landlords/domestic-private-rented-property-minimum-energy-efficiency-standard-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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