



54 St. Francis Road, Bristol, BS31 2DZ

Offers In The Region Of £800,000

Nestled at the top of St. Francis Road in Keynsham, Bristol, The Crest is an impressive semi detached bungalow, built in the 1950s, offers a perfect blend of comfort and convenience. With five spacious bedrooms and two inviting reception rooms, this property is ideal for families seeking a flexible living space.

The bungalow is presented to a very high standard throughout, featuring modern uPVC double glazing and efficient gas-fired central heating, ensuring warmth and comfort all year round. A charming wood-burning stove adds a touch of character to the living areas, creating a cosy atmosphere for gatherings with family and friends.

The well-appointed conservatory at the rear of the property provides a delightful space to relax while overlooking the beautifully maintained extensive garden. This outdoor haven leads onto a paddock/orchard offering a serene backdrop for those who appreciate nature and outdoor living.

Entrance via front door with obscured uPVC double glazed side panel into

Hallway



Stairs rising to first floor landing, wood effect flooring, dado rail, double radiator, three large storage cupboards (one with hanging space for coats and shelving), airing cupboard with radiator and wooden shelving for linen, one with shelving), doors to

Sitting Room

16'1" x 14'10" (4.92 x 4.54)



uPVC double glazed window to side aspect, feature uPVC double glazed bay window to front aspect, coving, dado rail wall lights, large double radiator, feature alcove shelving and storage, wood burning stove with slabbed hearth, brick surround and wooden mantel over.

Bedroom Three

10'11" x 11'11" (3.35 x 3.64)



uPVC double glazed window to front aspect, wall mounted radiator, coving, dado rail, fitted wardrobes with hanging rail and shelving.

Bedroom Five

10'10" x 8'0" (3.32 x 2.45)



uPVC double glazed window to rear aspect enjoying pleasant views across the garden, radiator, coving, dado rail, area for freestanding wardrobe.

Bedroom Four

11'4" x 8'4" (3.46 x 2.56)

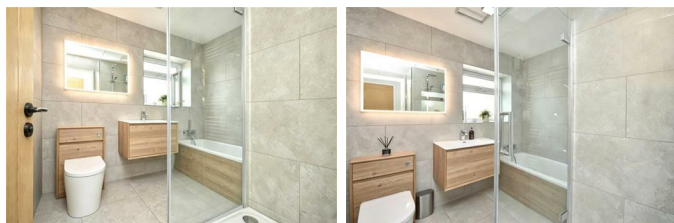


uPVC double glazed French doors giving access to

patio and rear garden, wall mounted radiator, coving, wood effect flooring, fitted wardrobes.

Bathroom

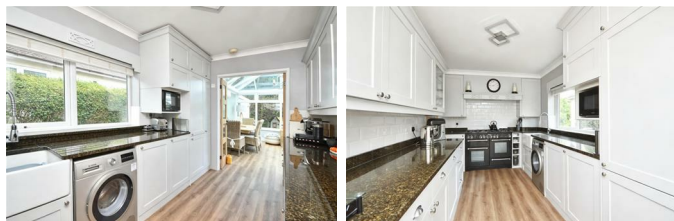
7'9" x 8'5" (2.38 x 2.57)



Obscured uPVC double glazed window to rear aspect, contemporary suite comprising concealed cistern w/c, wall mounted wash hand basin with chrome mixer taps and storage beneath, panelled bath with shower attachment over, fully tiled corner shower cubicle with hinged glazed door with mains shower and separate shower attachment over, fully tiled walls, tiled flooring, chrome heated towel rail, mirror with light and dimmer switch, extractor, shaver and toothbrush point.

Kitchen

13'5" x 8'2" (4.10 x 2.49)



uPVC double glazed window to side aspect, wood effect flooring, a range of modern wall and floor units with granite worksurface over, single Belfast style sink with mixer taps over, under unit lighting, cupboard housing Vaillant gas boiler, space and plumbing for automatic washing machine, space for Rangemaster style cooker with tiled splash backs and extractor over, space for microwave and integrated fridge and freezer, coving, multi glazed doors to

Conservatory

14'9" x 12'3" (4.52 x 3.74)



uPVC double glazed windows to both rear and side aspects, double French doors to patio and rear garden, pitched roof, air conditioning, wall mounted radiator, wood effect flooring.

First Floor Landing

Access to eaves storage, doors to

Master Bedroom

14'0" x 11'10" (4.27 x 3.62)



Two Velux windows to front and rear aspects, double radiator, access to eaves storage, air conditioning.

Bedroom Two

14'0" x 15'8" (4.28 x 4.80)



Two Velux windows to rear and side aspects, access to eaves storage, double radiator, fitted wardrobe, door to

W/C



Restricted head height, low level w/c, wash hand basin with mixer taps, single radiator, extractor, tile effect flooring, light, part tiled walls.

Outside



The stunning rear garden has a patio area immediately adjacent to the property ideal for al fresco dining, the remainder is mainly laid to lawn with mature borders containing a mixture of plants and shrubs, a small Wendy house and garden shed are included in the sale. There is a good range of mature trees including Hazel and evergreen conifers, shrubs and fruit trees. There is a further raised area of gravel providing space for outdoor furniture. From this area there are two access points to the paddock with mature fruit trees, summerhouse with small verandah. There are two storage sheds included with the sale and the garden is enclosed by hedging and fencing. The front of the property is accessed via two 5-bar gates onto a gravel driveway providing ample off street parking and access to the garage. There are borders containing plants and shrubs. The front garden is enclosed by clipped hedging.

Tandem Garage

24'10" x 8'5" (7.59 x 2.59)

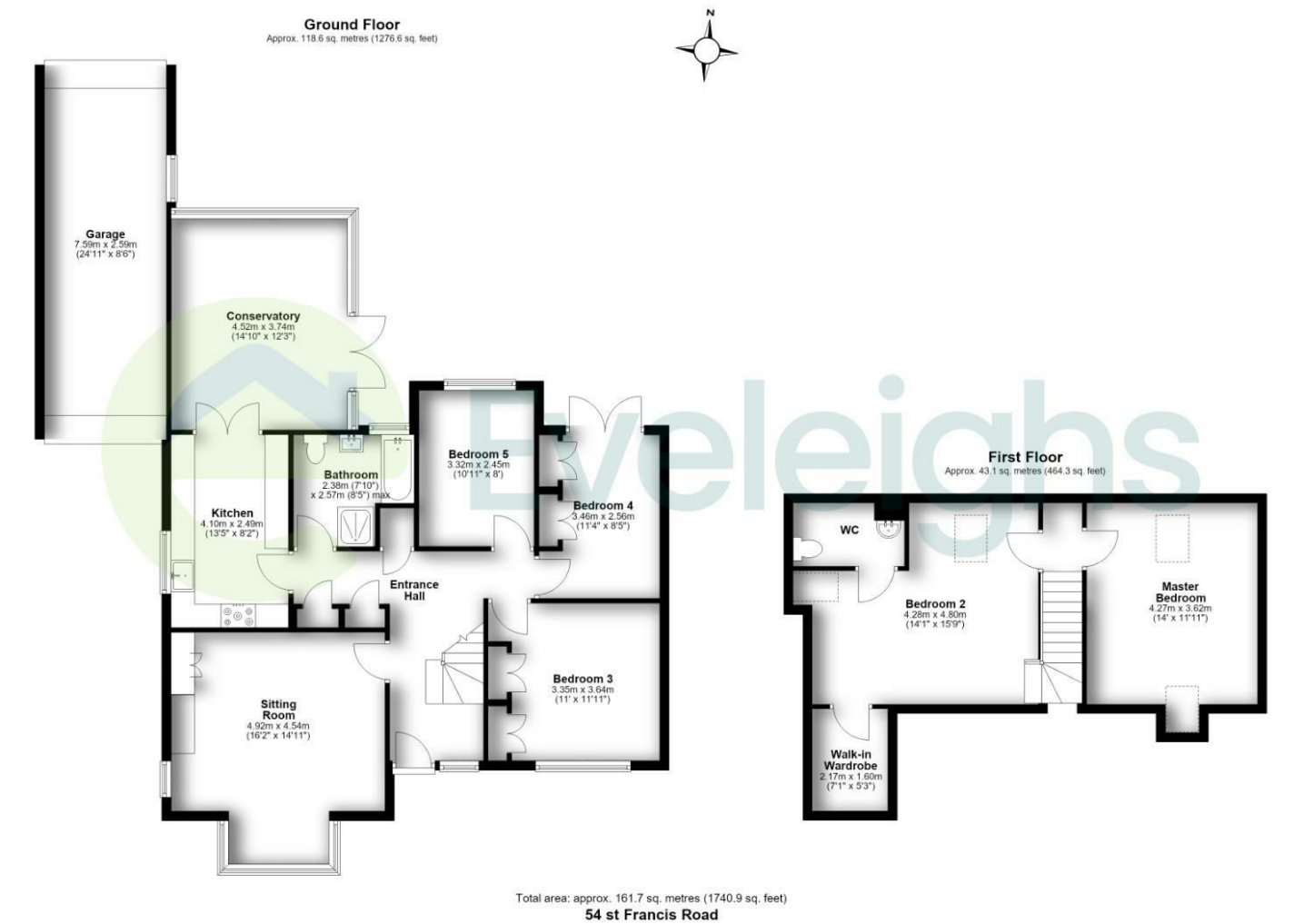


Accessed from front and rear via two metal up and over doors, power and light is connected, uPVC double glazed window to rear garden.

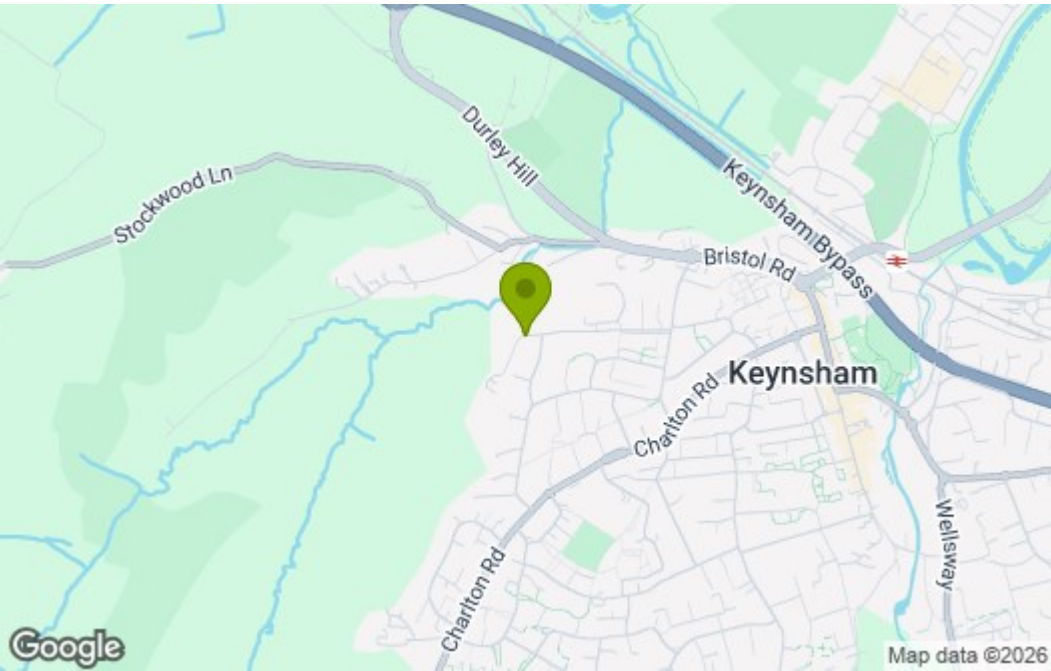
Directions

Sat Nav BS31 2DZ

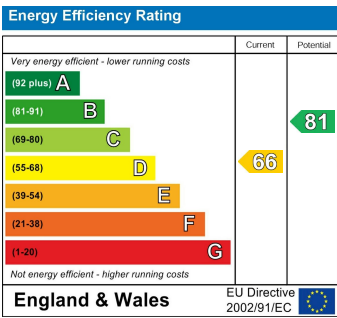
Floor Plan



Area Map



Energy Efficiency Graph



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