



23 Goldcrest Walk, Bristol, BS31 2FT Offers In The Region Of £450,000

****NO ONWARD SALES CHAIN**** Nestled in the desirable area of Goldcrest Walk, Keynsham, Bristol, this stunning four-bedroom semi-detached house is a true gem. Arranged over three spacious floors, the property is immaculately presented and offers a perfect blend of comfort and modern living.

As you enter, you will be greeted by a bright and inviting atmosphere, enhanced by uPVC double glazing that ensures warmth and energy efficiency throughout. The fitted kitchen is a delightful space for culinary enthusiasts, providing both functionality and style. The master bedroom boasts the luxury of an en suite, while an additional bedroom on the second floor features a convenient jack and jill en suite, making it ideal for family living or accommodating guests. A well-appointed family bathroom serves the first floor ensuring ample facilities for all.

The property also benefits from a low-maintenance westerly facing rear garden, perfect for enjoying the afternoon sun or hosting gatherings with friends and family. For those with vehicles, a garage and driveway provide secure parking and additional storage options.

Entrance via front door into

Hallway



Stairs rising to first floor landing, radiator, storage cupboard, understairs storage cupboard, doors to

Downstairs W/C



Suite comprising pedestal wash hand basin with mixer taps over, close coupled w/c, single radiator, extractor.

Sitting Room

16'2" x 10'2" (4.95 x 3.10)



uPVC double glazed window to side aspect, uPVC double glazed windows to front aspect, two radiators.

Open Plan Kitchen/Dining Room

16'2" x 10'5" (4.95 x 3.18)



uPVC double glazed window to rear aspect, 2 separate uPVC double glazed windows to front aspect, uPVC double glazed patio doors opening to rear garden with floor to ceiling matching side panels, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated AEG double oven, AEG dishwasher, gas hob with extractor over, fridge freezer and AEG washing machine, wall unit housing combination boiler, under unit lighting, double radiator.

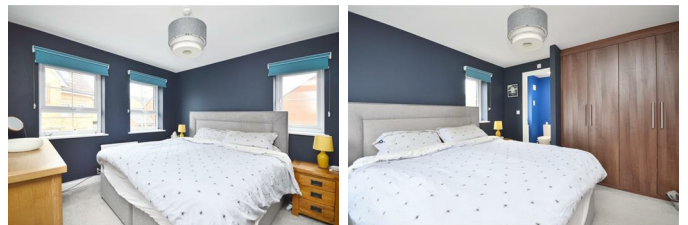
First Floor Landing



Stairs rising to second floor landing, single radiator, cupboard housing hot water tank, doors to

Master Bedroom

11'0" x 10'5" (3.36 x 3.18)



2 uPVC double glazed windows to front aspect, uPVC double glazed window to rear aspect, single radiator, fitted wardrobes, door to

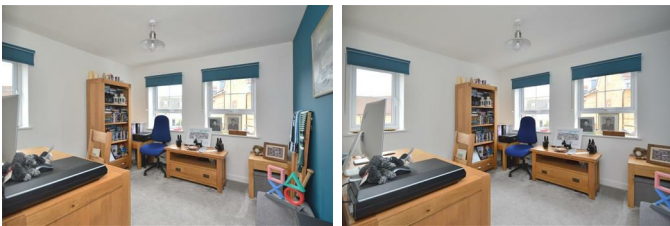
En Suite Shower Room



Obscured uPVC double glazed window to rear aspect, shower cubicle with shower attachment over, close coupled w/c, pedestal wash hand basin with mixer taps over, single radiator, extractor.

Bedroom Two

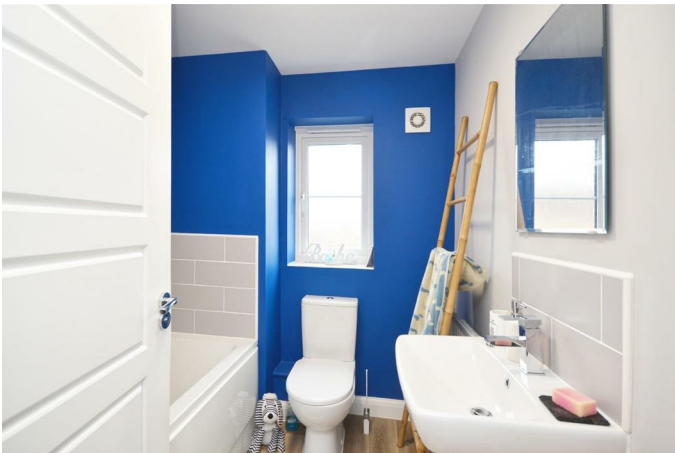
10'6" x 10'3" (3.22 x 3.14)



uPVC double glazed window to side aspect, 2 uPVC double glazed windows to front aspect, single radiator.

Family Bathroom

6'7" x 6'2" (2.02 x 1.89)



Obscured uPVC double glazed window to side aspect, suite comprising panelled bath with mixer taps over,

close coupled w/c, pedestal wash hand basin with mixer taps, single radiator, extractor.

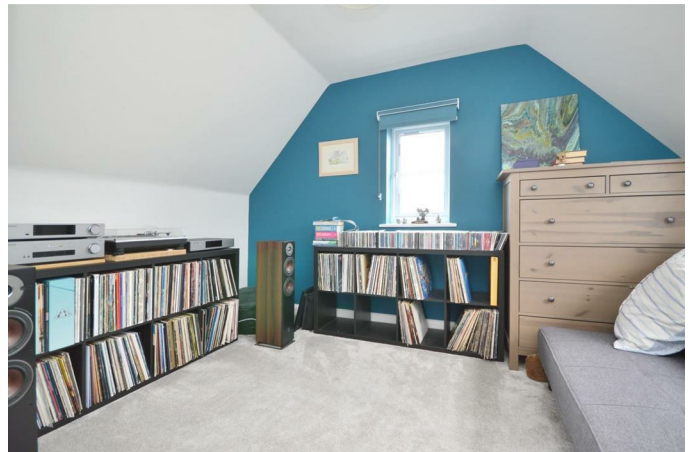
Second Floor Landing



uPVC double glazed window to front aspect, single radiator, doors to

Bedroom Three

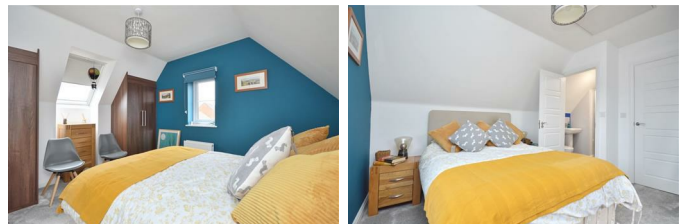
13'1" x 10'6" (3.99 x 3.22)



uPVC double glazed window to side aspect, double glazed Velux window to front aspect, single radiator.

Bedroom Four

13'0" x 9'10" (3.98 x 3.02)



uPVC double glazed Velux window to front aspect,

uPVC double glazed window to side aspect, fitted wardrobes, double radiator, door to Jack & Jill shower room.

Jack & Jill Shower Room

7'0" x 4'11" (2.14 x 1.51)



Suite comprising fully tiled shower cubicle with shower over, pedestal wash hand basin with mixer taps over, close coupled w/c, single radiator, extractor.

Outside



The front of the property has a gravel area with a pathway leading to the front door. The westerly facing rear garden has a composite decking area immediately adjacent to the property ideal for al fresco dining, the remainder is laid to artificial lawn for ease of maintenance with a selection of shrubs and trees. There is a further patio area to the rear of the garden ideal for a bbq area or additional garden furniture. The rear garden is enclosed by brick walling with a pedestrian gate providing access to the rear of the garden where a driveway and garage is situated.

Garage

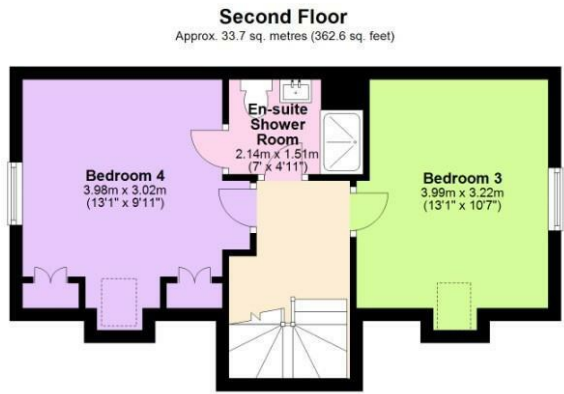
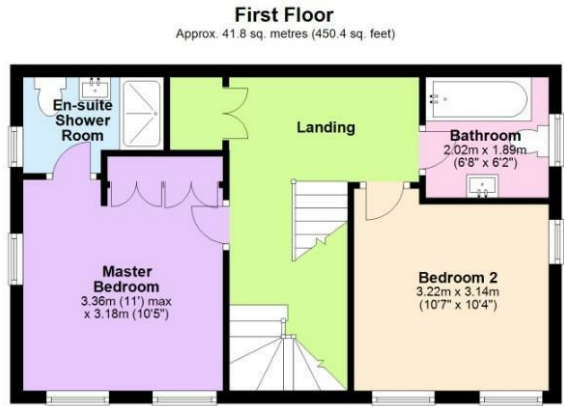


Metal up and over door, power and light is connected.

Directions

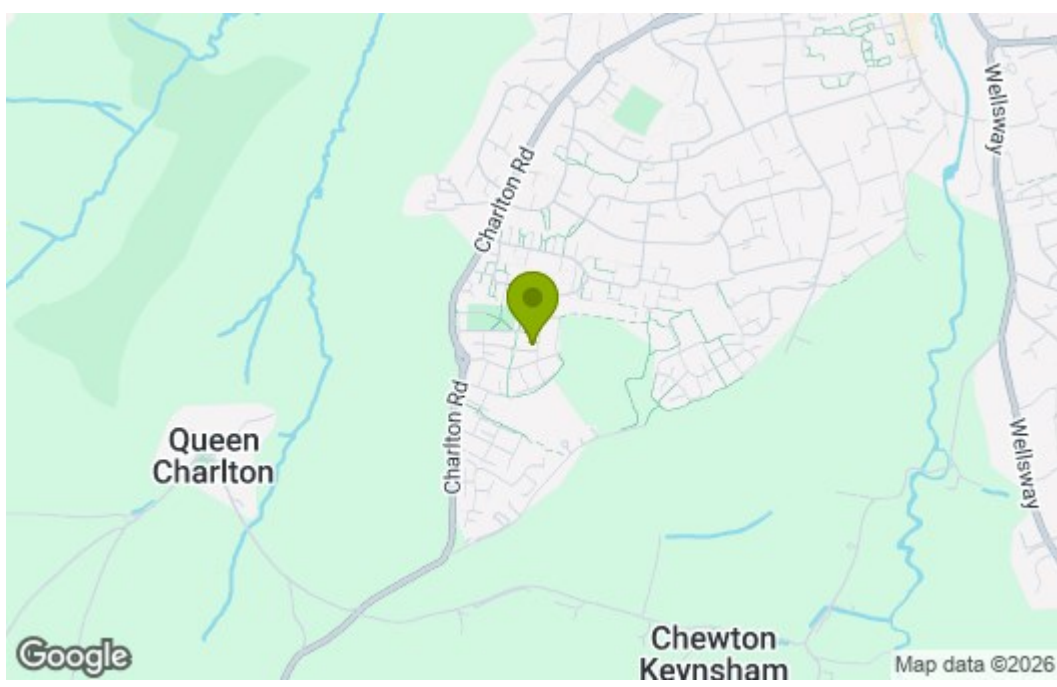
Sat Nav BS31 2FT

Floor Plan



Total area: approx. 130.1 sq. metres (1400.6 sq. feet)
23 Goldcrest, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; text-align: center;"> 95 </div>
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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