



## 15 Nunney Close, Keynsham, BS31 1XF Offers In The Region Of £425,000

Nestled at the end of a tranquil cul de sac on Nunney Close in Keynsham, this charming three-bedroom detached bungalow presents an excellent opportunity for those looking to create their dream home. While the property is in need of some modernisation, it boasts a wealth of potential for transformation into a contemporary living space.

The bungalow features a well-proportioned layout, comprising three comfortable bedrooms and a family bathroom. The property benefits from double glazing throughout, ensuring warmth and energy efficiency. A gas-fired central heating system adds to the comfort of this inviting home. Outside, you will find a delightful mature enclosed rear garden, perfect for enjoying the outdoors or entertaining guests. The property also includes a driveway with off street parking, along with a single garage, providing ample space for your vehicles and additional storage.

Conveniently located, this bungalow is within easy reach of local shops and amenities, making daily errands a breeze. The nearby community woodland and Manor playing fields offer lovely green spaces for leisurely walks and outdoor activities. Furthermore, the property falls within the catchment area for the highly regarded Wellsway School, making it an ideal choice for families.

Entrance via front door into

### Hallway



Single radiator, access to loft space, cupboard with shelving for linen, cupboard housing Worcester gas combination boiler, doors to

### Shower Room



Tiled flooring, tiled walls, chrome heated towel rail, shower cubicle with hinged glazed door and electric shower over, light and extractor.

### Sitting Room

16'2" x 15'3" (4.93 x 4.67)



Sliding double glazed doors to patio and rear garden, 2

single radiators, coving, electric fire with surround, hearth and wooden mantel over.

### Kitchen/Breakfast Room

15'0" x 9'4" (4.58 x 2.86)



Pedestrian door to side, double glazed window to rear aspect, single radiator, tile effect flooring, a generous range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splash backs, space and plumbing for washing machine, tumbler drier, freestanding cooker with extractor hood over, space for freestanding fridge freezer, space for dining table.

### Bathroom

8'3" x 5'0" (2.52 x 1.54)



Obscured double glazed window to side aspect, suite comprising low level w/c, pedestal wash hand basin, paneled bath with mains shower over, single radiator, fully tiled.

### Master Bedroom

11'6" x 9'11" (3.53 x 3.03)



Double glazed window to front aspect, single radiator, a range of fitted wardrobes with hanging rail and shelving.

### Bedroom Two

11'6" x 9'4" (3.53 x 2.86)



Double glazed window to front aspect, single radiator, coving.

### Bedroom Three

9'11" x 6'6" (3.03 x 2.00)



Double glazed window to front aspect, single radiator, coving.

### Outside



The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, a slight step down leads to the remainder of the garden which is laid mainly to lawn with borders containing a mixture of ground cover, perennials and shrubs. The rear garden is enclosed by wooden fencing with concrete posts. There is pedestrian access along the side of the bungalow via a wooden gate. The front has a driveway providing parking for 1 vehicle and access to the garage, the remainder is laid to slabs with raised borders containing a mixture of plants and shrubs. The front is enclosed by low level brick walling and featheredge fencing.

### Single Garage

16'8" x 8'6" (5.10 x 2.61)

Wooden pedestrian door to rear garden, power and light is connected, electric roller shutter door.

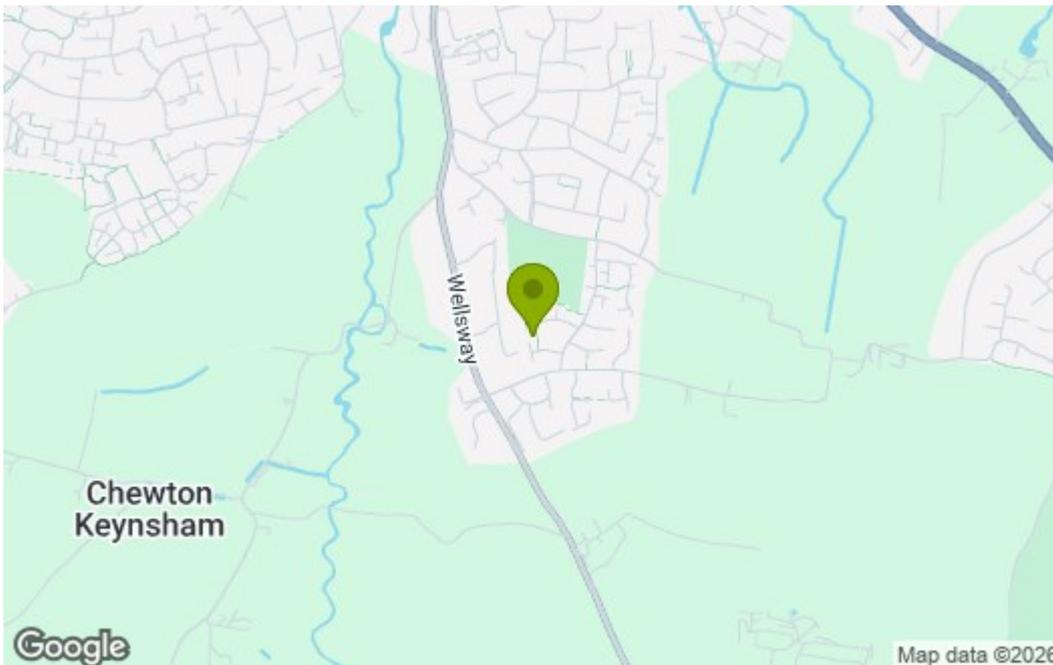
### Directions

Sat Nav BS31 1XF

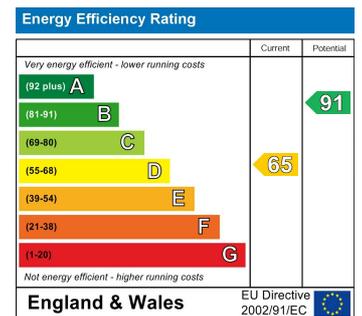
## Floor Plan



## Area Map



## Energy Efficiency Graph



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