



25 Courtenay Road, Bristol, BS31 1JN

Offers In The Region Of £500,000

Nestled on the charming Courtenay Road in Keynsham, Bristol, this immaculately presented detached bungalow offers a delightful blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character. The open plan kitchen and dining area is perfect for entertaining, providing a seamless flow for family gatherings and social occasions. The kitchen is well-equipped, ensuring that culinary enthusiasts will feel right at home.

The bungalow boasts a beautifully tended rear garden, which is both enclosed and well-stocked, offering a tranquil retreat for relaxation or outdoor activities. Additionally, the property benefits from gas-fired central heating and uPVC double glazing, ensuring comfort throughout the seasons.

Entrance via front door into

Hallway



Single radiator, light tunnel, access to loft space, storage cupboard with wooden shelving for linen, further storage cupboard with hanging space for clothes, cupboard housing white goods with space and plumbing for washing machine and tumble drier, doors to

W/C

Obscured uPVC double glazed window to front aspect, low level w/c, wash hand basin with chrome mixer taps over, tiled flooring.

Sitting Room

15'5" x 12'5" (4.70 x 3.79)



uPVC double glazed feature bay window to front aspect enjoying pleasant views, coving, double radiator, feature electric fire with Portuguese limestone hearth, surround and mantel over.

Kitchen/Dining Room

12'9" x 20'3" (3.91 x 6.18)



uPVC double glazed window to rear aspect, uPVC double glazed pedestrian door to patio, double French

doors to patio and rear garden, part tiled flooring, inset spots, radiator, a range of Howdens Oak wall and floor units with granite worksurfaces over, Franke 1 1/2 bowl sink with mixer taps over, integrated Bosh dishwasher, Smeg induction hob with extractor hood and light over, Bosch electric oven, integrated Siemens microwave, space and plumbing for American style fridge freezer, tiled splash backs, central island with granite worksurface over, pan drawers and cupboards.

Master Bedroom

12'5" x 11'3" (3.79 x 3.45)



uPVC double glazed window to front aspect, single radiator, a range of built in wardrobes with hanging rail and shelving.

Bedroom Two

9'4" x 11'8" (2.86 x 3.58)



uPVC double glazed window to rear aspect, single radiator, storage cupboard with hanging rail and shelving.

Shower Room



Obscured uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, wash hand basin with chrome mixer taps, storage cupboards, shelving, fully tiled shower cubicle with hinged shower screen and mains shower over, inset spots, extractor, tiled flooring, chrome heated towel rail.

Outside



The front of the property has a block paved driveway providing off street parking and access to the single garage. The remainder is laid to plum slate with mulched and pebble borders containing established well maintained shrubs. There is pedestrian access down one side of the bungalow to the rear garden via a wooden gate. The rear garden has a good expanse of patio with a pergola immediately adjoining the property ideal for garden furniture, steps lead down to the remainder of the garden which is laid to lawn with mature well stocked planted borders. A wooden shed is also included in the sale. There is an area of gravel to the side with a pathway leading to the washing line and raised vegetable planter, there is space for water butt. The rear garden is enclosed by wooden panel fencing with concrete posts and gravel boards. There is also an outside light and tap on the rear of the bungalow.

Single Garage

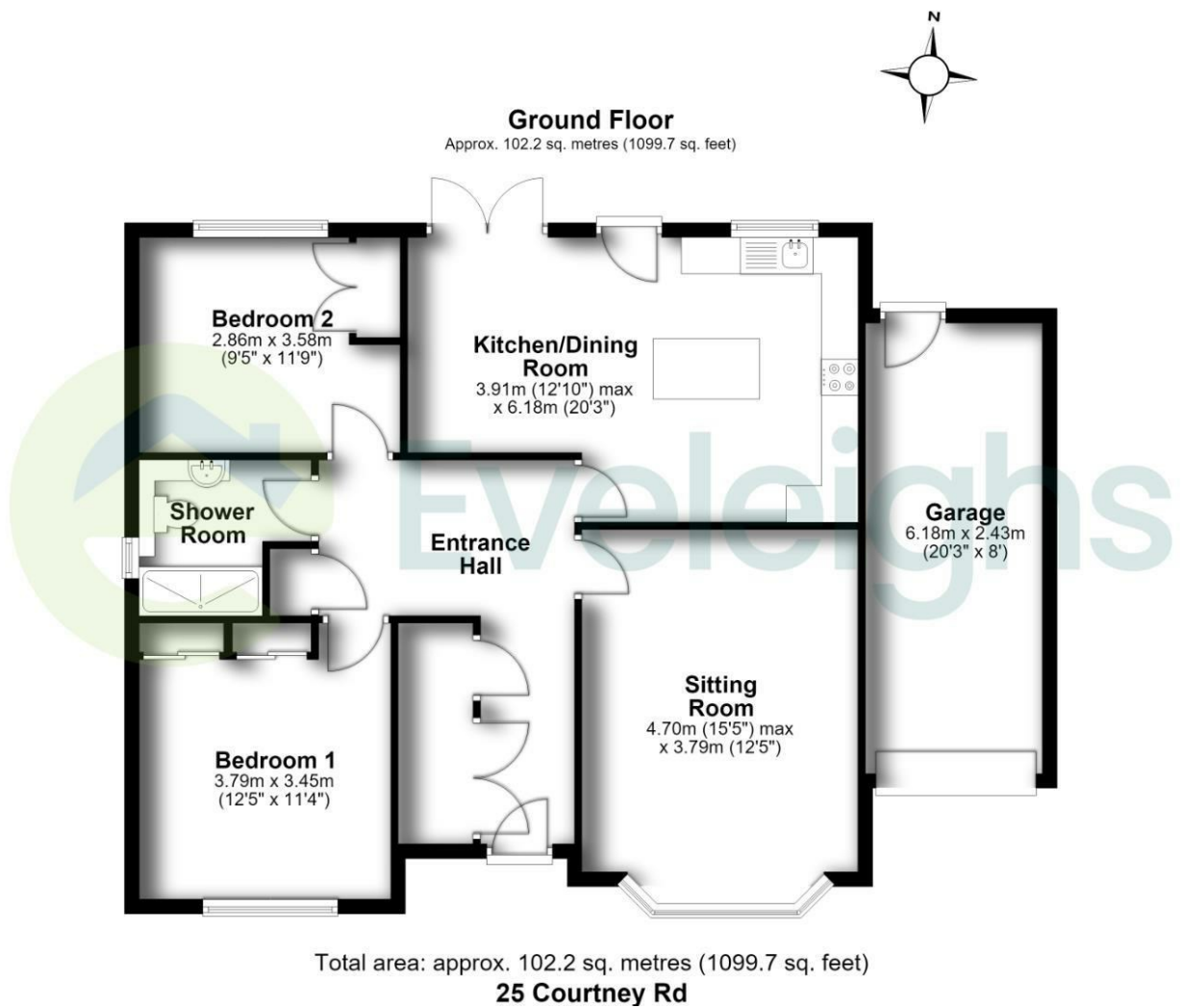
20'3" x 7'11" (6.18 x 2.43)

Electric roller door, power and light is connected, Vaillant Eco Tech plus gas boiler, pedestrian door to rear garden.

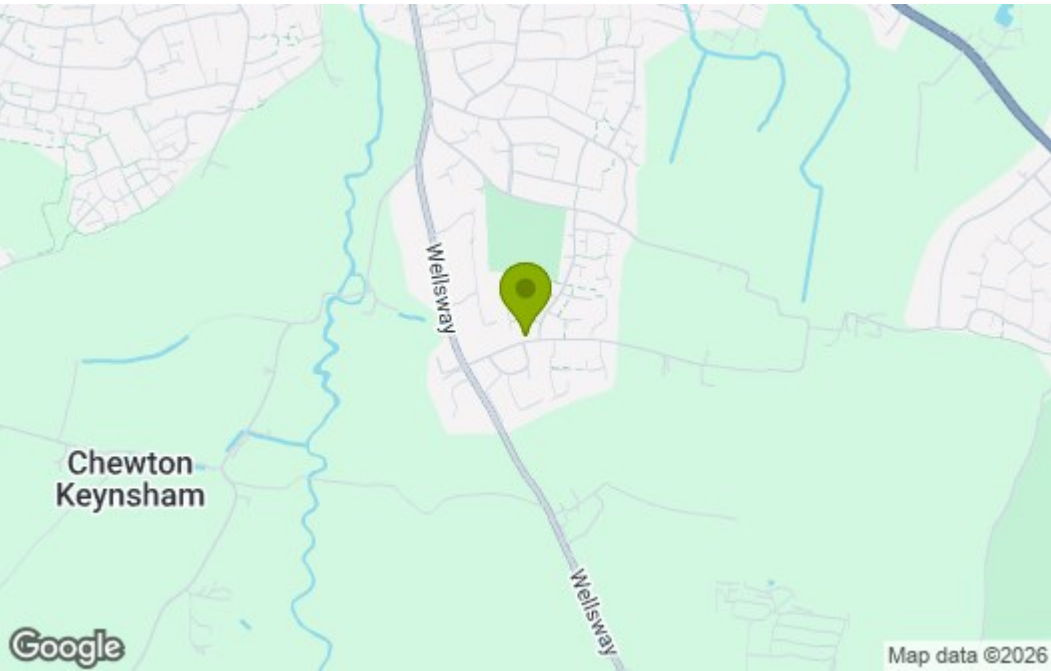
Directions

Sat Nav BS31 1JN

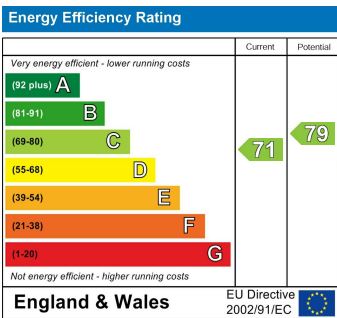
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.