Eveleighs

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3 Newland Grove, Keynsham, BS31 1EE

Offers In The Region Of £525,000

Nestled in the charming area of Newland Grove on Park Road, Keynsham, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, including a master suite with an en suite bathroom, this property is ideal for families seeking both space and privacy.

The fitted kitchen is designed for modern living, providing a functional area for cooking and entertaining. The family bathroom is well-appointed, ensuring that all your needs are met. Additionally, the property boasts off-street parking, along with a garage, making it easy for you and your guests to come and go with ease.

One of the standout features of this home is its three separate garden areas, perfect for entertaining friends or enjoying al fresco dining during the warmer months. These outdoor spaces offer a wonderful opportunity to relax and unwind in a tranquil setting.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via front door leading to hallway

Hallway

Stairs rising to first floor landing, understairs storage cupboard, single radiator, tiled flooring, doors leading to sitting room, WC,

WC

uPVC double glazed obscure window to side aspect, wash hand basin with mixer tap over, closed coupled WC, single radiator,

Sitting Room

18'4" x 11'1" (5.59 x 3.39)

uPVC square double glazed bay window to front aspect, two single radiator, tiled flooring

Kitchen / Dining Room

11'8" x 17'7" (3.58 x 5.37)

uPVC double glazed window to rear aspect, fitted kitchen with a range of wall and base units, work surface over, sink unit with mixer taps over, integrated Neff gas hob, fitted extractor, integrated Neff oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, tiled flooring, spotlights, under cupboard lighting on wall units, open plan kitchen into dining area, single radiator, double glazed doors leading to conservatory

Conservatory

10'4" x 17'7" (3.16 x 5.37)

uPVC double glazed windows to side and rear aspect, uPVC double glazed doors leading to patio area, double radiator, tiled flooring

First Floor Landing

Storage cupboard housing Worcester boiler, storage cupboard housing a water tank, single radiator, stairs rising to second floor,

Bedroom Two

8'7" x 11'2" (2.64 x 3.41)

uPVC double glazed window to rear aspect, single radiator,

Bedroom Three
10'3" x 10'7" (3.14 x 3.23)

u{PVC double glazed window to front aspect, single radiator,

Bedroom Four
7'9" x 6'10" (2.38 x 2.10)
uPVC double glazed window to rear aspect, single radiator

Bathroom
6'2" x 7'0" (1.88 x 2.14)

uPVC double glazed obscure window to side aspect, fitted bath with rainfall shower attachment, pedestal wash hand basin with mixer taps over, closed coupled WC, heated towel rail, spotlights

Second floor landing / Master Bedroom
13'2" x 17'7" (4.03 x 5.37)

uPVC double glazed window to front aspect, single radiator, fitted wardrobe space, door leading to en-suite shower room

En-suite

Velux window to rear aspect, shower cubicle with rainfall shower attachment over, closed coupled WC, pedestal wash hand basin with mixer tap over, spotlights

Outside

FRONT - single garage metal up and over door, off street parking, path leading to front door.
Rear garden - south facing, patio area, mainly laid to lawn, border with a selection of shrubs and trees.
Side Garden - mainly laid to lawn, rear gate providing pedestrian access to front garden.
Secret Garden - mainly laid to lawn, selection of shrubs and trees.

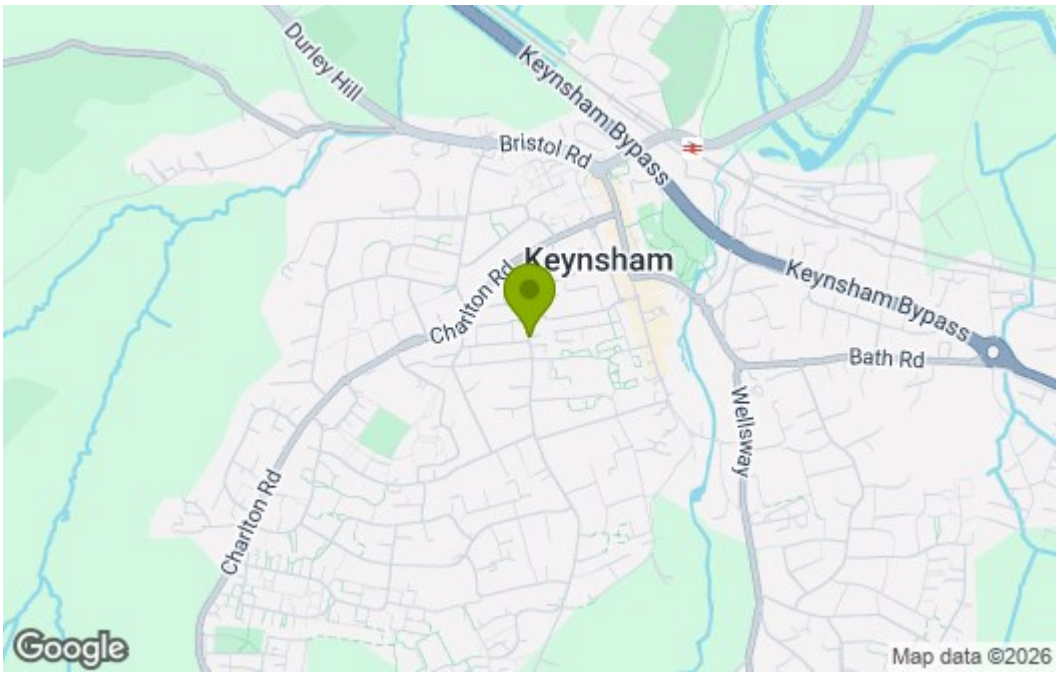
Directions
Sat Nav BS31 1EE

Floor Plan

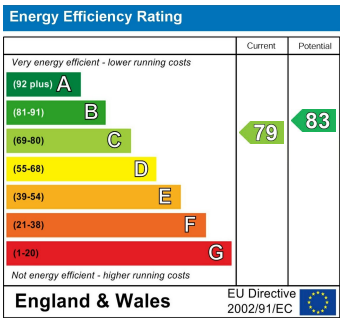
Total area: approx. 135.3 sq. metres (1456.6 sq. feet)

3 Newland Grove, Keynsham

Area Map



Energy Efficiency Graph



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