Eveleighs

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# 6 Arcadius Way, Bristol, BS31 2GE

## Offers Over £635,000

Nestled in the desirable Somerdale development on Arcadius Way, Keynsham, this immaculately presented four-bedroom detached family home is a true gem. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. With a well-appointed bathroom and a single garage complemented by a driveway offering parking for two vehicles, this home is designed for modern family living.

The rear garden is a standout feature, having been landscaped to create a south-facing, low-maintenance outdoor space perfect for enjoying sunny days. The property is equipped with uPVC double glazing and gas-fired central heating, ensuring comfort throughout the seasons.

Location is key, and this home does not disappoint. Keynsham mainline railway station is conveniently close, making commutes to both Bristol and Bath effortless. The newly opened 'Chocolate Quarter' nearby adds to the local charm, presenting a delightful array of restaurants and leisure facilities for residents to enjoy.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via front door with obscured glazed side panel into

## Hallway



Stairs rising to first floor landing, radiator, understairs cupboard, wood effect flooring, doors to

## Downstairs W/C



Obscured uPVC double glazed window to front aspect, suite comprising corner pedestal wash hand basin with mixer tap over, low level Roca w/c, part tiled walls, single radiator, extractor.

## Sitting Room
19'8" x 11'4" (6.00 x 3.46)



Dual aspect uPVC double glazed window to front and uPVC double glazed French doors with matching side panels to patio and rear garden, single radiator, double radiator.

## Kitchen/Dining Room
19'9" x 11'8" (6.03 x 3.56)



Dual aspect uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, wood effect flooring, single radiator, inset spots, a range of wall and floor units with worksurface over, 1 1/4 bowl Franke sink stainless steel sink drainer unit with mixer taps over, integrated fridge freezer, integrated AEG microwave and oven and grill, integrated full sized dishwasher, 5 ring AEG gas hob with splash back, extractor hood with light over, opening to

## Utility Area
4'8" x 6'6" (1.44 x 1.99)



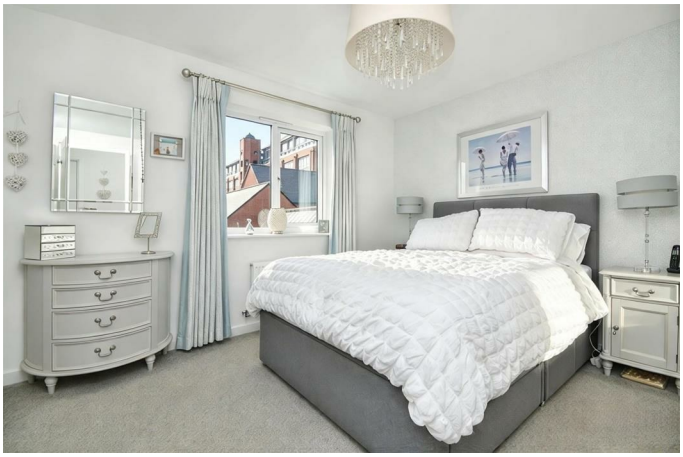
Double glazed pedestrian door to rear garden, further worksurface space and storage cupboard, further cupboard housing AEG washing machine, cupboard housing Ideal Logic gas boiler, inset spots, double radiator.

## First Floor Landing



Radiator, access to loft space, airing cupboard housing pressurized water system and hanging rail, doors to

## Master Bedroom
11'1" x 11'6" (3.39 x 3.52)



uPVC double glazed window to rear aspect, single radiator, mirror fronted wardrobes, door to

## En Suite Shower Room



Obscured uPVC double glazed window to rear aspect, suite comprising Roca pedestal wash hand basin with mixer tap over, Roca close coupled w/c, fully tiled shower cubicle with sliding glazed door and mains shower over, fully tiled walls, tiled flooring, chrome heated towel rail, inset spots, extractor.

## Bedroom Two
9'8" x 11'11" (2.97 x 3.64)



uPVC double glazed window to rear aspect, single radiator, a range of mirror fronted wardrobes with hanging rail and shelving.

**Bedroom Three**
9'6" x 9'11" (2.91 x 3.04)




uPVC double glazed window to front aspect, single radiator.

**Bedroom Four**
8'3" x 10'4" (2.54 x 3.15)



uPVC double glazed window to front aspect, single radiator.

**Family Bathroom**
6'2" x 6'6" (1.89 x 2.00)



Obscured uPVC double glazed window to front aspect, suite comprising low level Roca w/c, wash hand basin with chrome mixer tap over and storage drawers beneath, panelled bath with part hinged glazed shower screen and mains shower over, fully tiled walls, tiled flooring, chrome heated towel rail, inset spots, extractor.

**Outside**



The front of the property has a driveway providing off street parking for a couple of vehicles and access to the single garage. A pathway leads to the front door with mulched borders containing a mixture of plants and shrubs, the remainder is laid to an artificial lawn for ease of maintenance. The recently landscaped south facing rear garden has a pathway leading around to the rear of the garage, there is a circular area of artificial lawn again for ease of maintenance with a circular patio area with pergola over, an ideal place for entertaining. The remainder is laid mainly to gravel with pockets of planting including established shrubs. There is a raised railway sleeper border containing further shrubs and trees. The rear garden has an outside power socket and lighting. A wooden pedestrian gate gives access to the driveway. The rear garden is enclosed by featheredge fencing.

**Singe Garage**
Power and light is connected, electric metal up and over door.

**Directions**
Sat Nav BS31 2GE

## Floor Plan



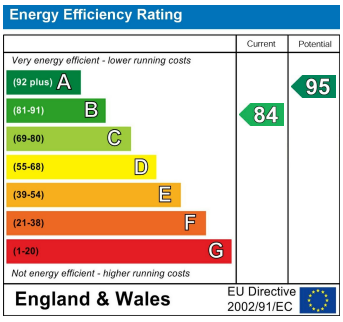

Total area: approx. 123.3 sq. metres (1327.7 sq. feet)

**6 Arcadius, Keynsham**

## Area Map




## Energy Efficiency Graph




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