



39 Hurn Lane, Bristol, BS31 1RP

£520,000

NO ONWARD CHAIN Nestled on Hurn Lane in the charming town of Keynsham, Bristol, this exceptionally well-presented semi-detached house offers a delightful blend of comfort and modern living. With three spacious bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The fitted kitchen is a highlight of the home, designed to meet all your culinary needs, while the well-appointed bathroom and additional WC ensure convenience for all residents. A utility room adds to the practicality of the layout, making laundry and storage a breeze.

One of the standout features of this property is the generous garden to the rear, providing a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. The garden is a perfect canvas for your personal touch, whether you envision a tranquil retreat or a vibrant family space.

uPVC door leading into

Porch

6'4" x 6'2" (1.94 x 1.88)



uPVC double glazed sliding door, tiled flooring, space for shoe storage, space for hanging coats.

Entrance Hall



uPVC double glazed obscure door, stairs rising to first floor landing, understairs cupboard, single radiator, doors leading to sitting room and kitchen.

Sitting/Dining Room

24'11" x 12'11" (7.60 x 3.94)



uPVC double glazed window to front aspect, double radiator, electric fireplace, open plan into dining room, vertical radiator, serving hatch into the kitchen, uPVC double glazed sliding doors leading to rear garden.

Kitchen

10'1" x 9'6" (3.09 x 2.92)



uPVC double glazed window to rear aspect, fitted kitchen with a range of wall and base units with worktop over, sink unit with mixer taps, integrated gas hob, integrated Neff double oven, space and plumbing for dishwasher, double radiator, door leading to utility room.

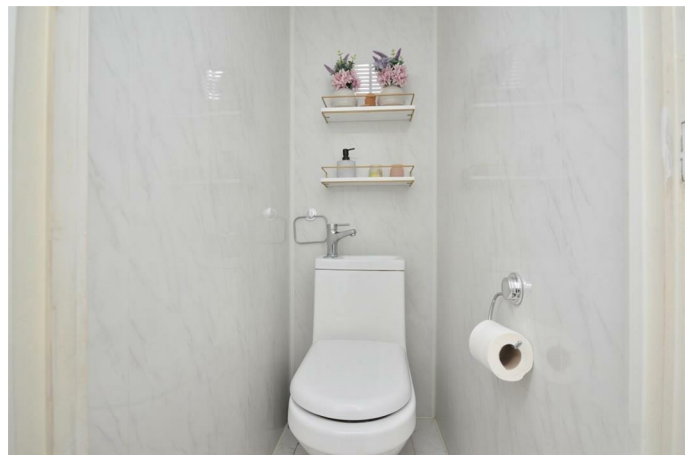
Utility Room

11'4" x 10'11" (3.47 x 3.35)



uPVC double glazed door leading to rear garden, space for free standing fridge freezer, space and plumbing for washing machine, space for tumble dryer, breakfast bar, double radiator, Velux window to side aspect, door leading Wc, door leading to storage area housing a Worcester combination boiler, door leading to garage.

Wc



Closed couple WC.

Landing



uPVC double glazed window to side aspect, access to loft with a pull down ladder, doors to

Bedroom One

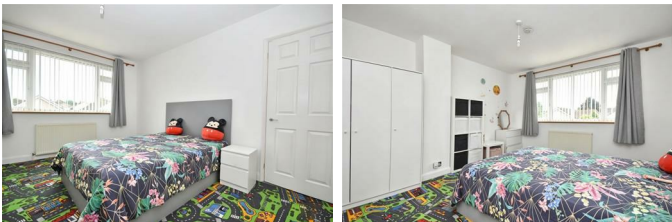
13'9" x 11'10" (4.21 x 3.61)



uPVC double glazed window to front aspect, single radiator.

Bedroom Two

11'10" x 10'10" (3.62 x 3.31)



uPVC double glazed window to rear aspect, single radiator, storage cupboard.

Bedroom Three

7'0" x 5'2" (2.14 x 1.59)



uPVC double glazed window to front aspect, single radiator.

Bathroom

7'0" x 5'2" (2.14 x 1.59)



uPVC double glazed obscure window to rear aspect, fitted bath with shower attachment, wash hand basin with storage beneath, close couple Wc, heated towel rail, fully tiled.

Garage

19'7" x 12'0" (5.98 x 3.66)

Up and over garage door, power and lighting.

Outside



Front : Block paved driveway for several cars
Back: Decking area, remainder laid to lawn, graveled area, fully enclosed by fencing.

Directions

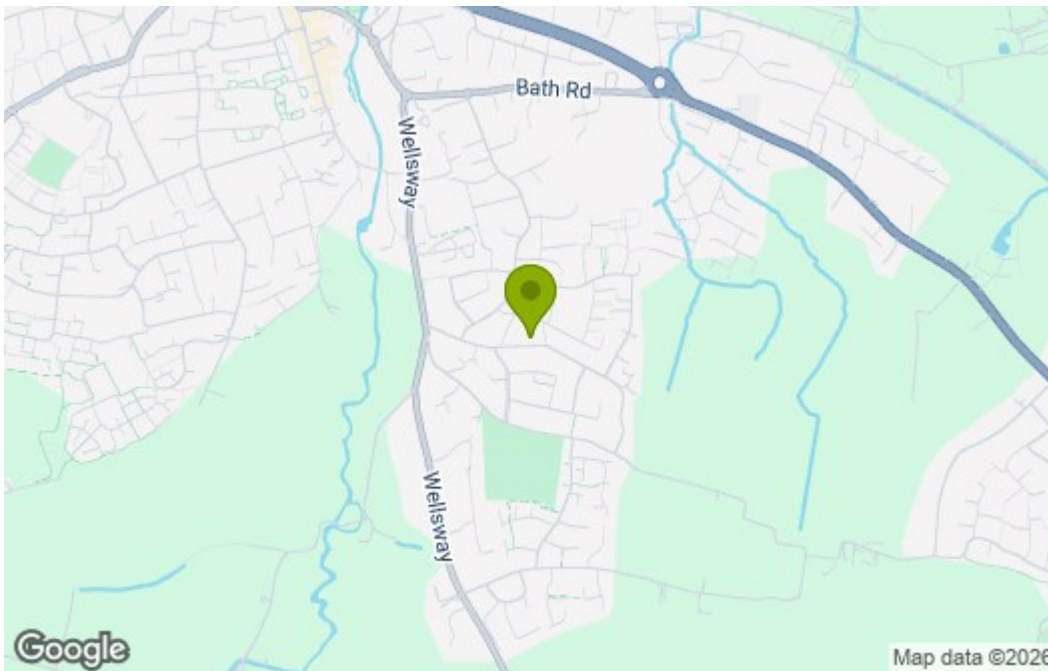
Sat Nav BS31 1RP

Floor Plan



Total area: approx. 129.7 sq. metres (1395.9 sq. feet)
39 Hurn lane, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(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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