



75 Linnet Way, Bristol, BS31 2FN

£475,000

Nestled in the charming area of Linnet Way, Keynsham, Bristol, this immaculately presented semi-detached house offers a perfect blend of comfort and modern living. Boasting four spacious double bedrooms, this property is ideal for families or those seeking extra space. The south-facing garden is a delightful feature, providing ample sunlight throughout the day, making it a perfect spot for relaxation or entertaining guests.

The house also includes a garage and off-street parking, ensuring convenience for residents and visitors alike. The surrounding area is enriched by nearby woodland, offering a serene escape into nature, perfect for leisurely walks or outdoor activities.

This property is not just a house; it is a home that promises a warm and inviting atmosphere. With its excellent presentation and desirable location, it is a rare find in the market. The vendor is suited, making this an opportune moment for prospective buyers to explore this wonderful opportunity. Do not miss the chance to make this lovely house your new home.

Door leading into property,

Hallway

Stairs rising to first floor, doors leading to sitting room, kitchen dining area and WC, tiled flooring, single radiator.

WC



Closed coupled WC, pedestal wash hand basin mixer tap over, single radiator, extractor fan, tiled flooring.

Sitting Room

16'2" x 11'10" (4.94 x 3.62)



uPVC double glazed window to front and side aspect, two single radiators.

Kitchen/Dining Room/Family Room

16'2" x 13'1" (4.94 x 4.01)



uPVC double glazed window to front aspect with fitted shutters, uPVC double glazed patio doors to rear aspect, two uPVC double glazed floor to ceiling windows to rear, single radiator, space for dining table, uPVC double glazed window to rear aspect, range of wall and base units with work surface over, sink drainer unit with mixer taps over, integrated gas hob, integrated oven and extractor fan, integrated

dishwasher and washing machine, integrated fridge freezer, tiled flooring, double radiator, large walk in storage cupboard with shelving, power and lighting, cupboard housing combination boiler.

First Floor Landing



Storage cupboard housing hot water tank, stairs rising to second floor

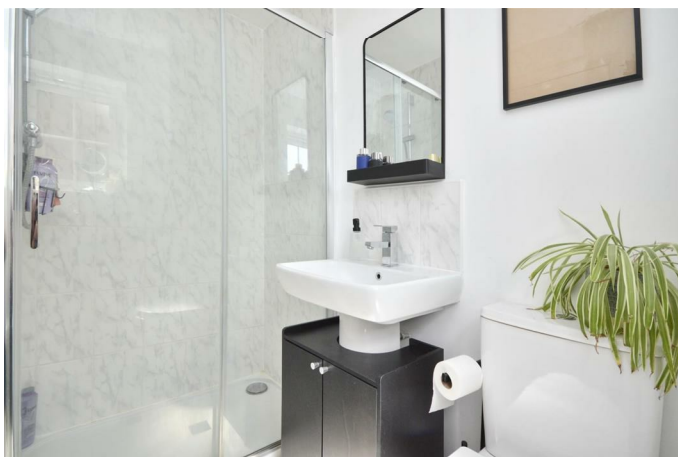
Master Bedroom

10'9" x 10'2" (3.28 x 3.12)



uPVC double glazed window to front and side aspect, space for fitted wardrobes, door to en-suite.

En-Suite



uPVC double glazed window to rear aspect, shower cubicle with shower attachment, pedestal wash hand basin with mixer taps, close coupled WC, single radiator, extractor fan.

Bedroom Two

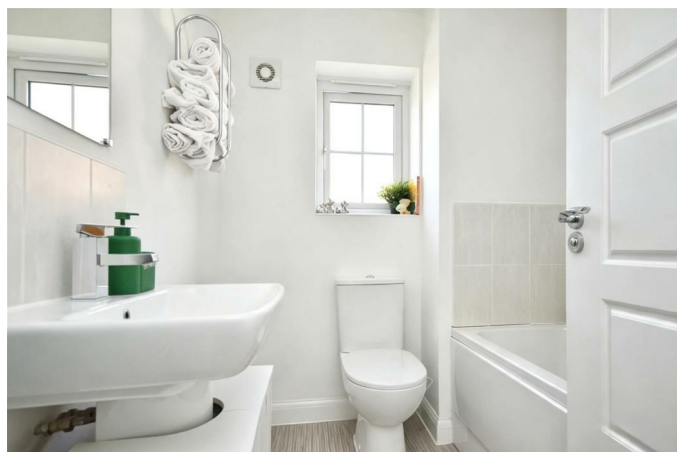
10'4" x 9'8" (3.15 x 2.97)



uPVC double glazed window to side and rear aspect, single radiator.

Bathroom

6'7" x 6'2" (2.02 x 1.90)



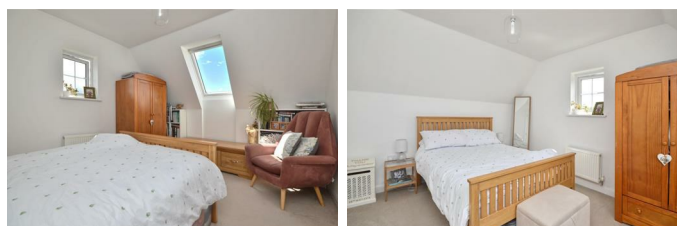
Upvc double glazed frosted window to side aspect, fitted bath with shower attachment, close coupled WC, pedestal wash hand basin with mixer taps

Second Floor Landing

uPVC double glazed window to front aspect, single radiator.

Bedroom Three

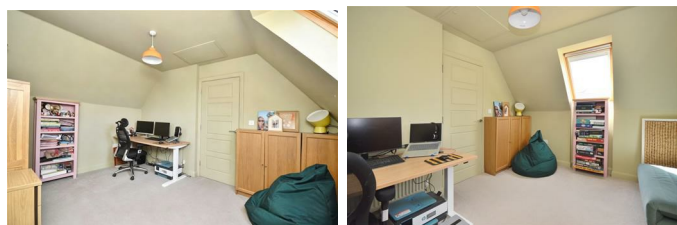
12'7" x 10'7" (3.85 x 3.23)



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

Bedroom Four

12'7" x 10'9" (3.85 x 3.29)



uPVC double glazed window to side aspect, double glazed Velux to front aspect, single radiator.

Shower Room



Shower cubicle with shower attachment, pedestal wash hand basin with mixer taps over, close coupled WC, single radiator.

Outside



Front : Selection of plants and shrubs, pathway leading to front door.

Rear : Patio area, side gate providing pedestrian access, fully enclosed by wooden fencing and brick wall, remainder mainly laid to lawn, pathway leading to garage.

Garage

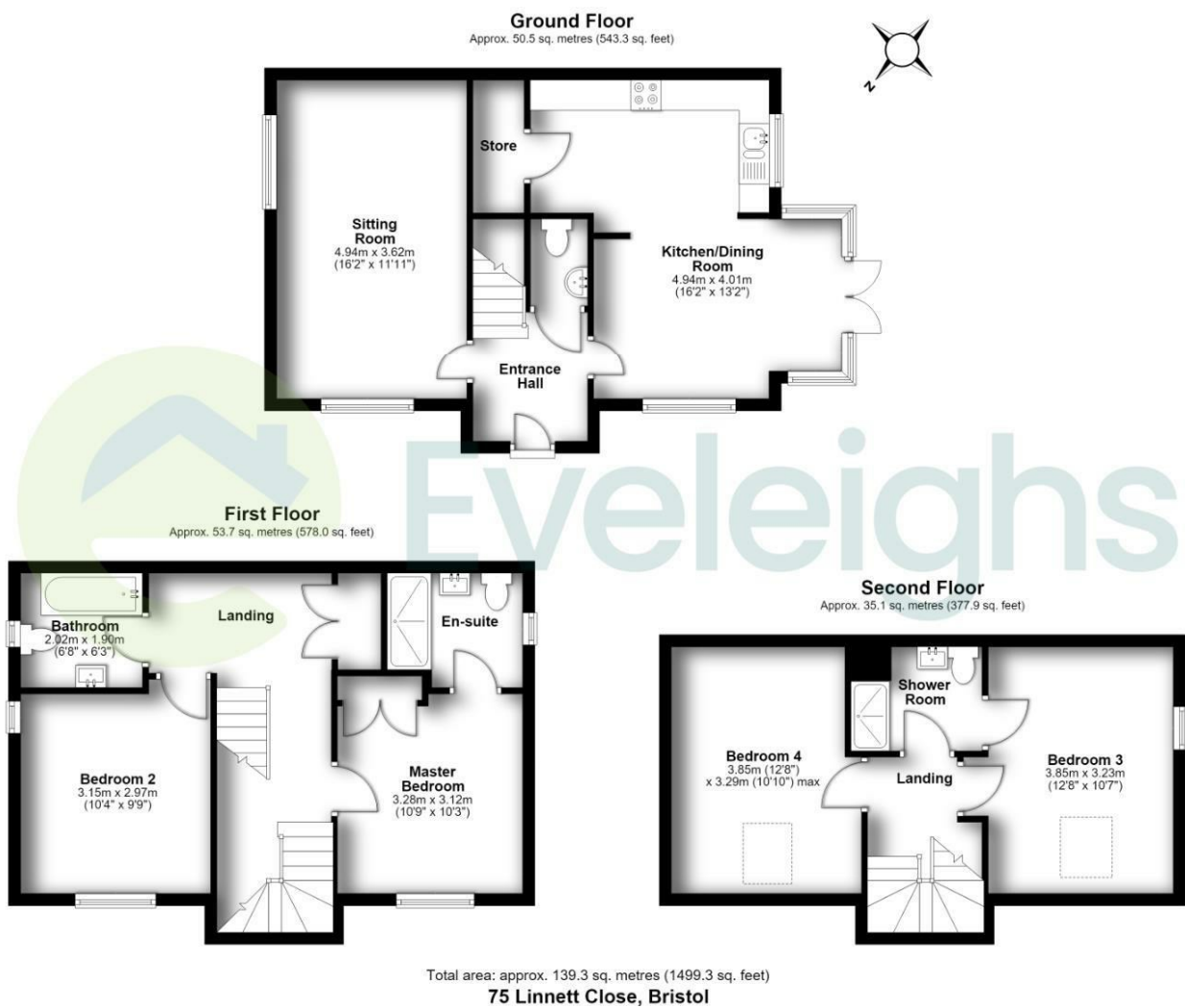


Metal up and over door, power and lighting with EV charging point, pedestrian door to the rear, off street parking in front of the garage

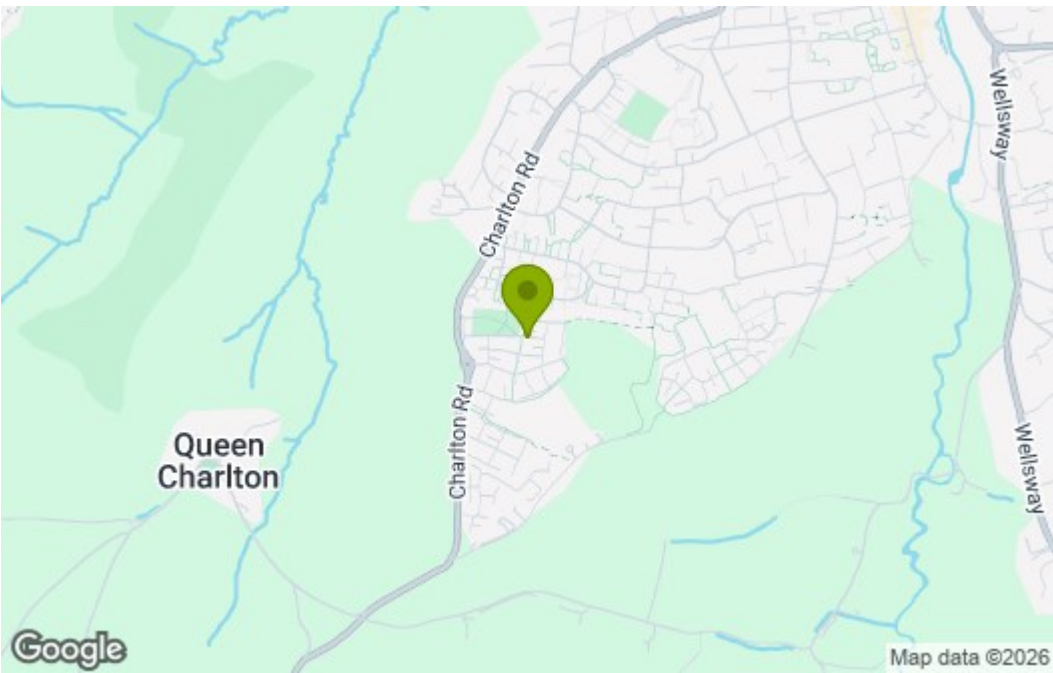
Directions

SAT NAV
BS31 2FN

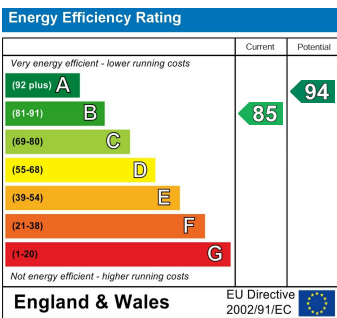
Floor Plan



Area Map



Energy Efficiency Graph



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