



11 Goldcrest Walk, Bristol, BS31 2FT

Offers Over £400,000

Nestled in the desirable area of Goldcrest Walk, Keynsham, Bristol, this impressive four-bedroom semi-detached house offers a perfect blend of modern living and convenience. Built in 2017, the property is presented to a high standard throughout, making it an ideal family home.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-designed layout includes a convenient downstairs w/c, enhancing the practicality of the home. The heart of the property is undoubtedly the master suite located on the second floor, complete with an ensuite bathroom, ensuring privacy and comfort.

The additional three bedrooms are generously sized, providing ample space for family or guests. The property benefits from gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. Furthermore, the inclusion of solar panels with a battery system adds an eco-friendly touch, contributing to lower energy bills.

Entrance via front door into

Hallway



Stairs rising to first floor landing, radiator, doors to

Downstairs w/c



Suite comprising low level w/c, corner pedestal wash hand basin with tiled splash backs and chrome mixer tap over, single radiator, extractor, light, wood effect flooring.

Kitchen/Breakfast Room

12'2" x 8'0" (3.72 x 2.46)



uPVC double glazed window to front aspect, radiator, a range of wall and floor units with worksurfaces over, 1 1/4 bowl stainless steel sink drainer unit with chrome mixer tap, 4 ring gas hob with electric oven and grill beneath and extractor hood with light over, space and

plumbing for full sized dishwasher, integrated washing machine, under unit lighting, space for kitchen table, door to

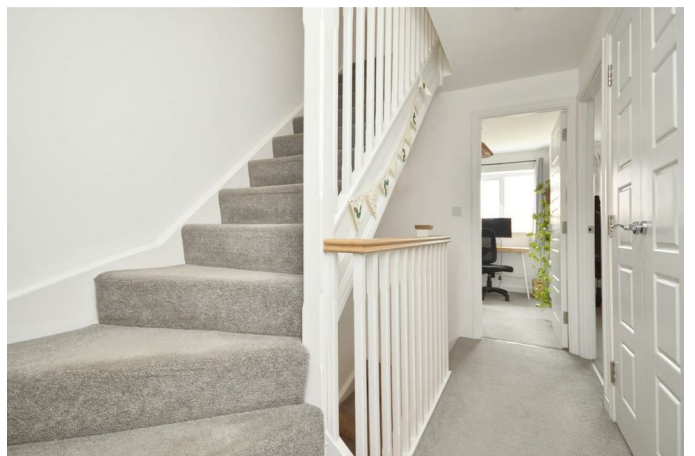
Sitting/Dining Room

20'10" x 15'0" (6.37 x 4.59)



uPVC double glazed French doors with windows to rear aspect, wood effect flooring, double radiator, understairs storage cupboard with space for coats.

First Floor Landing



Stairs to second floor, airing cupboard housing pressurized water system with wooden shelving for linen, doors to

Bedroom Two

14'2" x 8'3" (4.32 x 2.54)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

12'5" x 8'3" (3.81 x 2.54)



uPVC double glazed window to front aspect, single radiator.

Bedroom Four

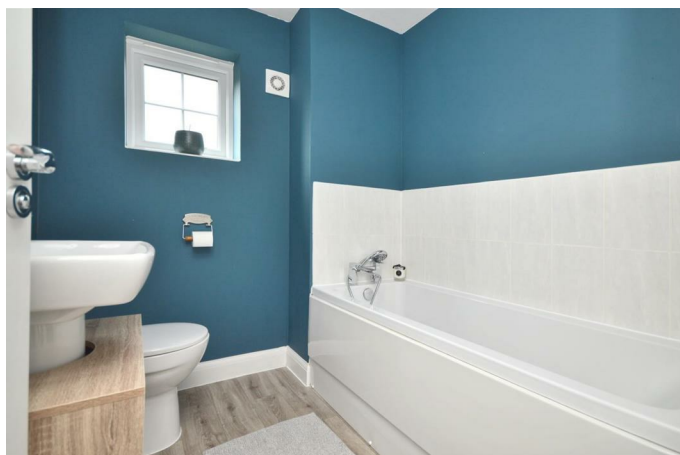
9'0" x 6'5" (2.76 x 1.96)



uPVC double glazed window to rear aspect, single radiator.

Family Bathroom

6'10" x 6'4" (2.09 x 1.94)



Obscured uPVC double glazed window to front aspect, single radiator, wood effect flooring, suite comprising low level w/c, wash hand basin with chrome mixer taps

over and storage beneath, panelled bath with shower attachment over, part tiled walls, extractor and light.

Second Floor Landing

Single radiator, storage cupboard housing Ideal Logic gas boiler, door to

Master Bedroom

23'0" x 11'4" (7.03 x 3.47)



Two Velux windows to rear aspect, 2 double radiators, built in storage cupboards with hanging rail and shelving, door to

En suite

8'3" x 6'3" (2.54 x 1.92)



Obscured uPVC double glazed window to front aspect, tile effect flooring, single radiator, low level w/c, pedestal wash hand basin with mixer taps over, fully tiled shower cubicle with sliding glazed door with mains rainfall shower with separate attachment over, shaver point.

Outside



The front of the property has a pathway leading to the front door with established clipped shrubbery. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to artificial lawn for ease of maintenance with borders containing plants and shrubs. Access to

the parking space and garage beyond is via a wooden pedestrian gate. The rear garden is enclosed by brick walling and wood panel fencing.

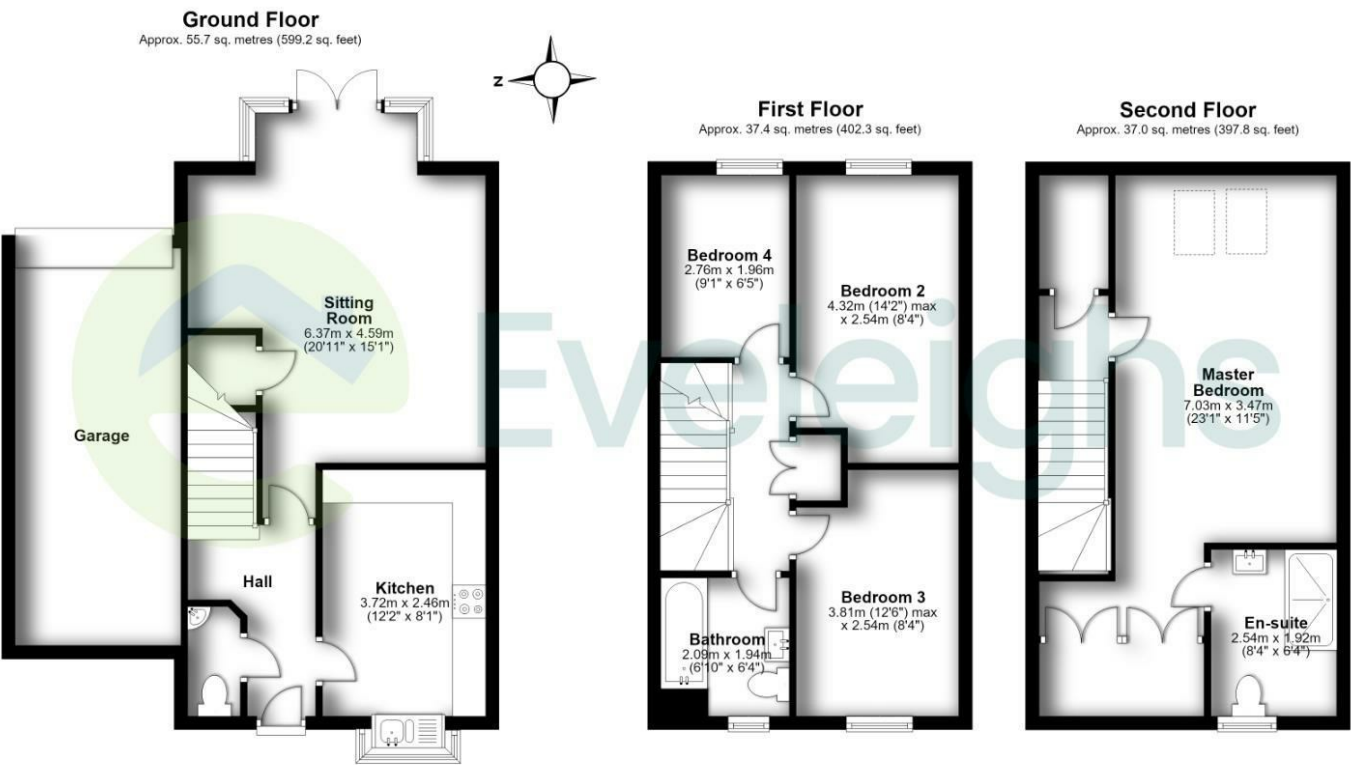
Single Garage

Metal up and over door, power and light is connected.

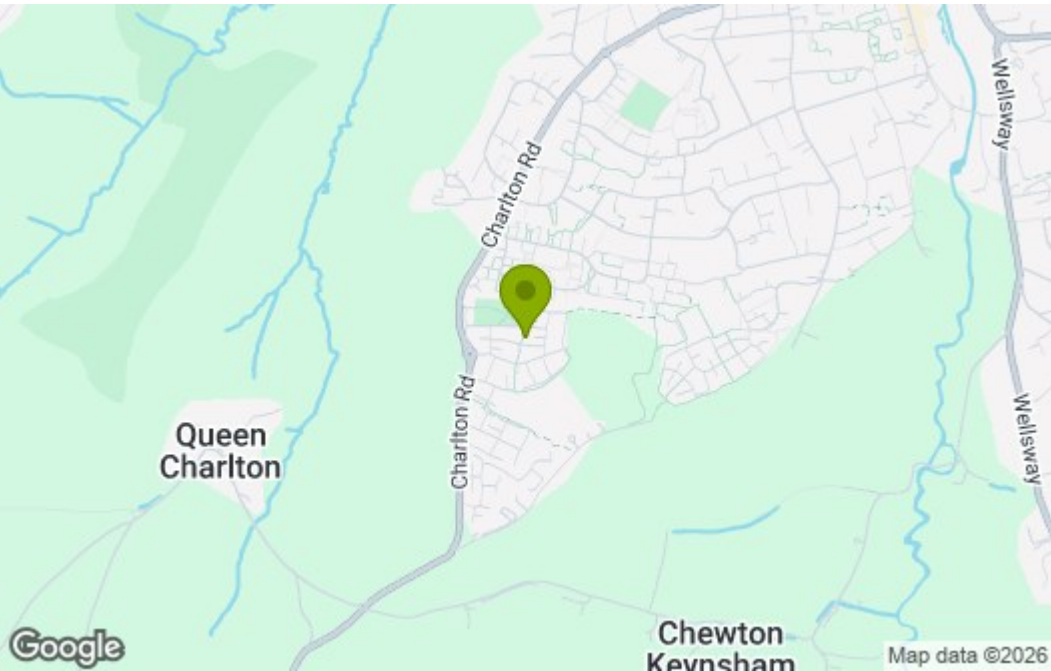
Directions

Sat Nav BS31 2FT

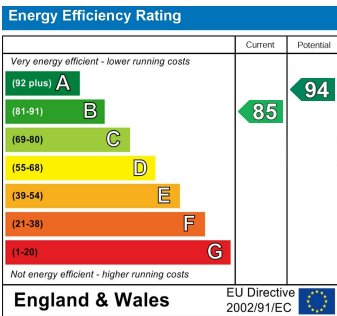
Floor Plan



Area Map



Energy Efficiency Graph



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