



12 EVENLODE WAY
KEYNSHAM
BRISTOL
BS31 1RT
£475,000 - OFFERS OVER

OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND POSITIONED WITHIN THIS QUIET, POPULAR LOCATION, CAN BE FOUND THIS DELIGHTFUL, DETACHED BUNGALOW.

Having been lovingly cared for over the years, the bungalow is a far cry from its original build. The layout has been tweaked and added to, with a small side extension and a large conservatory to the rear of the property. The conservatory in-particular is a fantastic addition to the already impressive living space.

Originally built as a three bedroom home, however the current owners have cleverly incorporated two bedrooms into one large principle bedroom. Furthermore this bedroom now boasts an ensuite shower room.

Externally the property is set back from the road, allowing for a generous, block paved driveway which in turn provides vehicle access to the garage. The garage benefits pedestrian access to the rear garden, an electric vehicle door and a power and light supply. To the rear a delightful, well kept garden enjoys a private, westerly aspect.

Once inside, a welcoming hallway greets and provides access to the accommodation. Two fitted cupboards provide valuable storage, with one housing the gas combination boiler. The principle bedroom spans the entre width of the property with dual windows overlooking the front aspect. The second bedroom leads to the side extension and has been utilised for many purposes including a dressing room and in most recent years, bunk beds for the grand kids to enjoy. From the bedroom a small home office provides seclusion away from the main property, the perfect hobby room to escape to. The main bathroom, found via the hallway comprises a three piece white suite, whilst the en-suite, found to bedroom one, comprises a three piece white suite.





The living space can be found to the rear of the property, where a generously proportioned lounge opens to the formal dining room. These rooms are bathed in natural light with large feature windows and doors to the side and rear aspects. The separate kitchen can be found from the dining room and comprises a large selection of built in wall and base units with a large expanse of work surfaces over. A utility room provides further space and plumbing for appliances and handily provides pedestrian access to the front pathway and the rear garden. Completing the accommodation is the conservatory. A wonderful open space to sit and enjoy views of the garden and one that currently occupies a dining table and a further seating area.

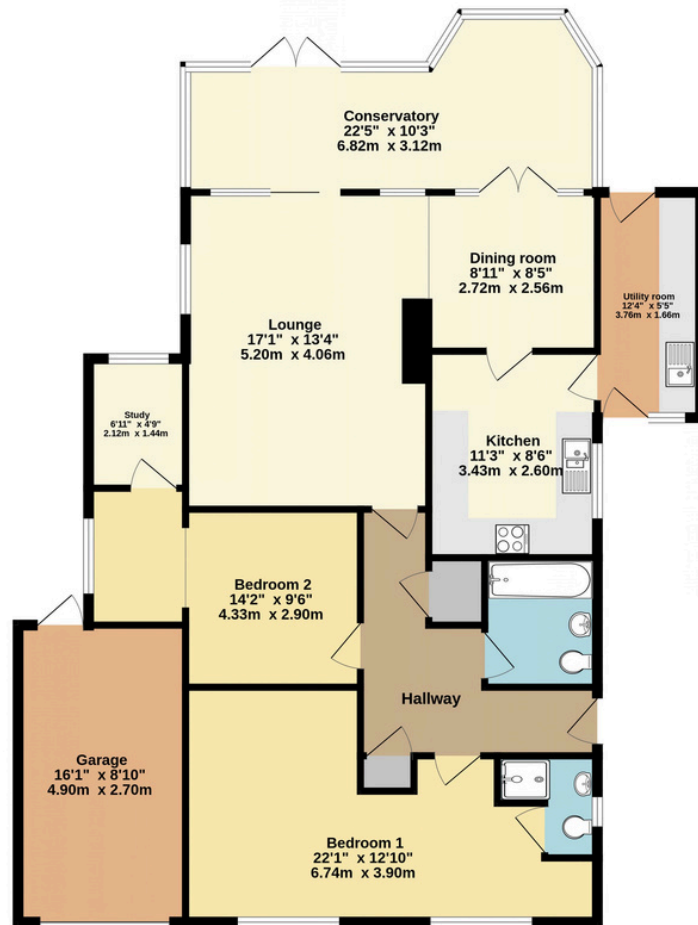
Furthermore the property is double glazed and gas central heated via a recently replaced combination boiler. In addition a small number of solar panels can be found.

A TRULY LOVELY BUNGALOW, A FAR
SUPERIOR BUNGALOW THAN ITS ORIGINAL
BUILD AND ONE WITH A LONG LIST OF
ADDITIONAL EXTRAS, AN INTERNAL
VIEWING IS HIGHLY RECOMMENDED,





Ground Floor
1367 sq.ft. (127.0 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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