



60 Gaston Avenue, Keynsham, BS31 1NB

£465,000

Nestled on the charming Gaston Avenue in Keynsham, this delightful semi-detached house offers a perfect blend of comfort and modern living. Built in 1962, the property has been thoughtfully maintained and features a spacious layout that is both light and airy. This home boasts three well-proportioned bedrooms, with the potential to utilise a fourth bedroom if desired.

The heart of the home is undoubtedly the open plan kitchen and living area, enhanced by a ground floor rear extension. This inviting space is perfect for entertaining and family gatherings, with bi-folding doors that seamlessly connect the indoors to the south-facing rear garden, allowing for an abundance of natural light. The garden itself is a lovely retreat, ideal for enjoying sunny afternoons.

Additional features include a convenient downstairs shower room, gas-fired central heating, and uPVC double glazing, ensuring comfort throughout the seasons. The entire ground floor is adorned with stylish LVT flooring, providing a modern touch that is both practical and easy to maintain. Off-street parking adds to the convenience of this property, making it an ideal choice for families or professionals alike.

Situated close to local amenities, this home offers the perfect balance of tranquillity and accessibility. Whether you are looking to settle down in a friendly community or seeking a property with ample space for growth, this semi-detached house on Gaston Avenue is a wonderful opportunity not to be missed.

Entrance via composite front door into

Hallway

Stairs rising to first floor landing, LVT flooring, doors to

Open Plan Living

22'11" x 16'11" (6.99 x 5.18)



uPVC double glazed window to front aspect, double radiator, feature freestanding woodburning stove, LVT flooring, open plan into kitchen/dining room. Aluminum bi-folding doors to rear aspect, uPVC double glazed window to rear aspect, LVT flooring, a recently refitted kitchen with a range of wall and floor units with worksurface over, sink drainer unit with mixer tap over, integrated dishwasher, space for Rangemaster style cooker with extractor over, space for American style fridge freezer, island with storage beneath and worksurface over with breakfast bar area, 2 Velux windows to rear aspect, spot lights, wall mounted radiator, opening to

Inner Hallway

Contemporary wall mounted radiator, understairs storage area, spot lights, doors to

Study / Bedroom Four

15'3" x 6'9" (4.65 x 2.07)



uPVC double glazed window to front aspect, contemporary wall mounted radiator, LVT flooring, spot lights.

Downstairs Shower Room



uPVC obscured double glazed window to side aspect, suite comprising close coupled w/c, wash hand basin with mixer tap, shower cubicle with rainfall shower attachment over, spot lights.

Utility Room

8'9" x 6'0" (2.67 x 1.84)



uPVC double glazed obscured door to rear garden, Velux window to side aspect, LVT flooring, a range of wall and floor units with worksurface over, sink drainer unit with mixer tap over, space and plumbing for washing machine, space for tumble drier.

First Floor Landing

uPVC double glazed obscured window to side aspect, access to loft space, doors to

Master Bedroom

11'6" x 9'3" (3.51 x 2.82)



uPVC double glazed window to front aspect, single radiator.

Bedroom Two

10'10" x 9'2" (3.31 x 2.81)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

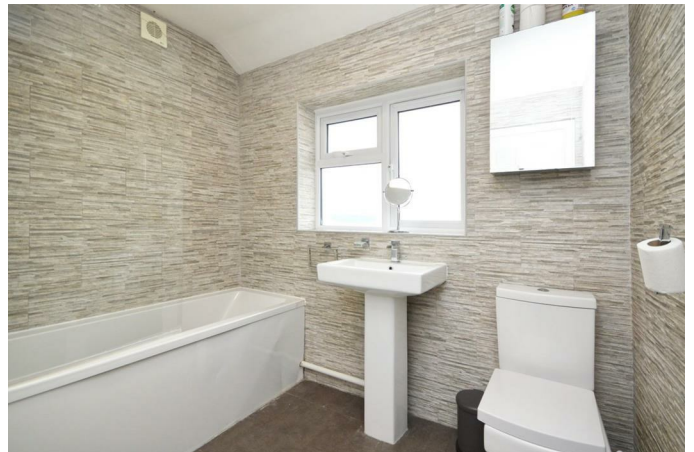
8'5" x 8'2" (2.59 x 2.50)



uPVC double glazed window to front aspect, contemporary wall mounted radiator.

Family Bathroom

8'2" x 7'5" (2.49 x 2.27)



Obscured uPVC double glazed window to rear aspect, suite comprising paneled bath with rainfall shower over, wash hand basin with mixer tap, close coupled w/c, heated towel rail, storage cupboard.

Outside



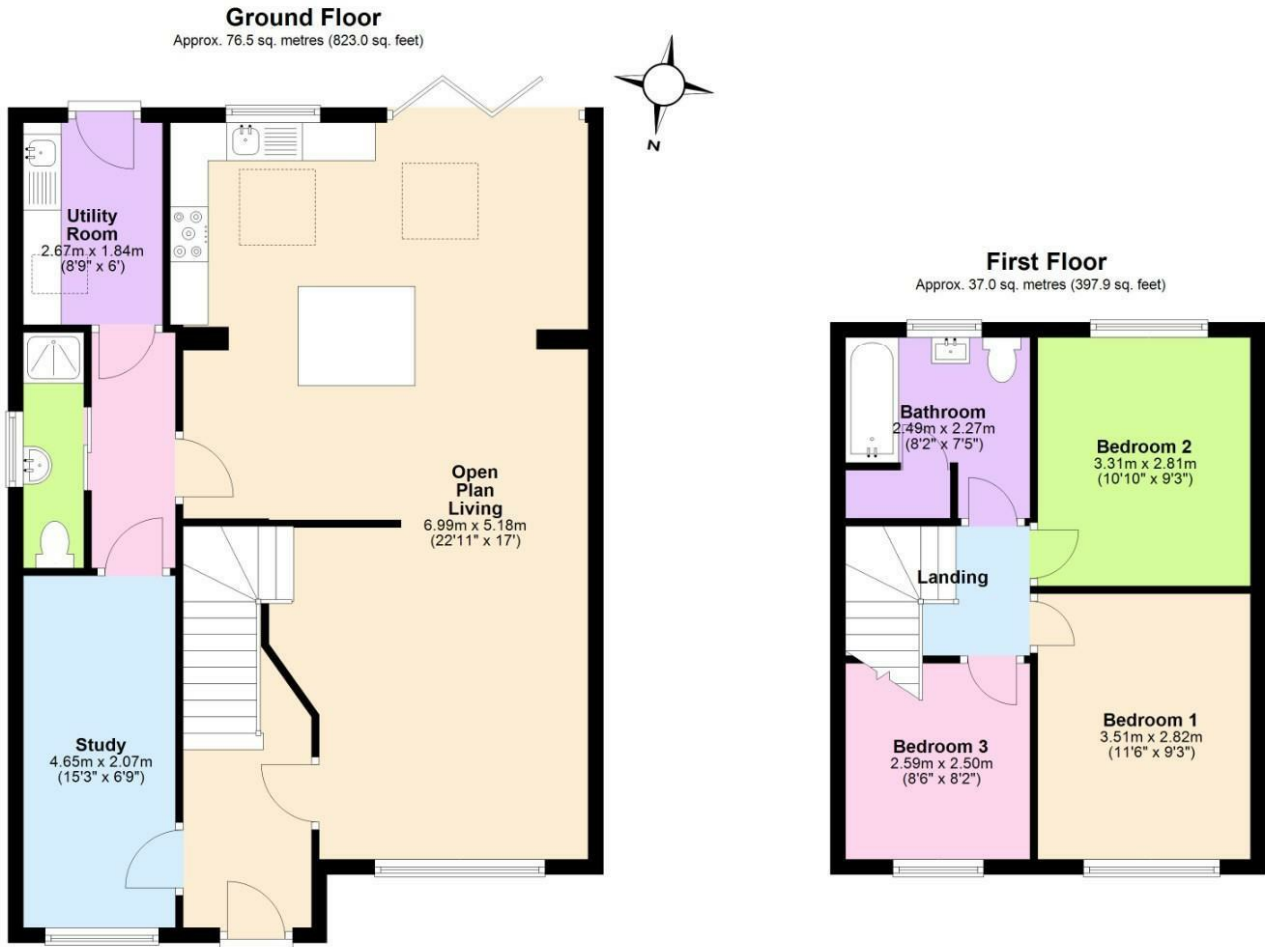
The front of the property has a driveway providing off street parking for several vehicles, the remainder is laid mainly to lawn. The south facing rear garden has a patio area immediately adjacent to the property ideal for alfresco dining, the remainder is laid mainly to lawn with a decking area to the rear of the garden ideal for

further garden furniture. The rear garden is fully enclosed by wooden fencing. A pedestrian gate gives access to the side.

Directions

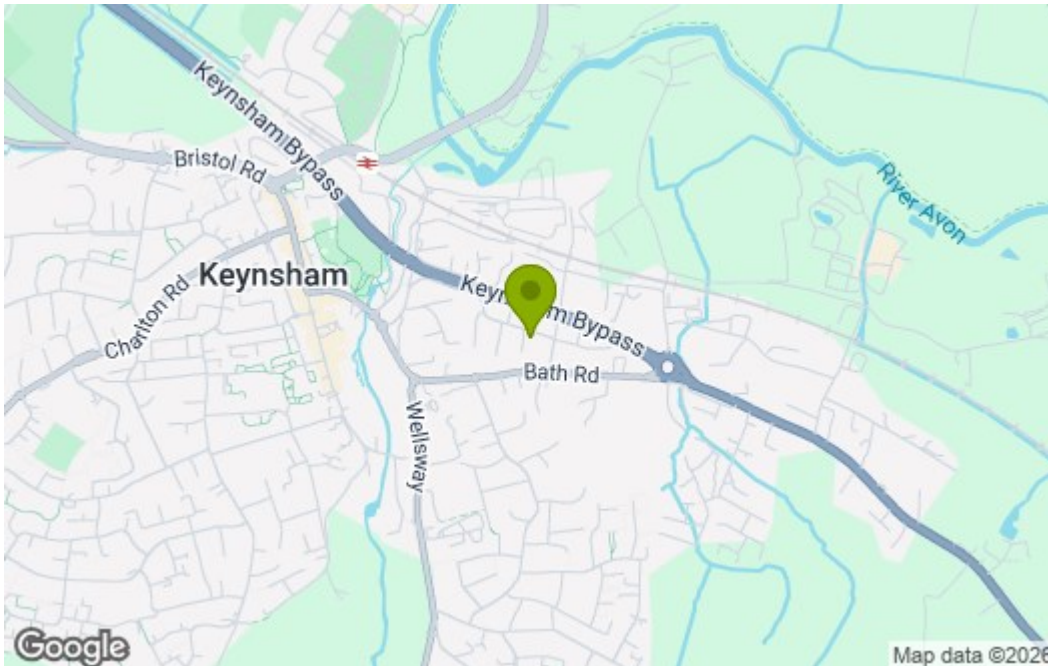
Sat Nav BS31 1NB

Floor Plan



Total area: approx. 113.4 sq. metres (1220.8 sq. feet)
60 Gaston Ave, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(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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