



44a Bath Road, Bristol, BS31 1SN Offers In The Region Of £650,000

Nestled on Bath Road in the charming town of Keynsham, Bristol, "Maesbury House" is a beautifully presented semi-detached property that offers an ideal family living experience. Built in 2012 by the reputable Newland Homes, this home boasts modern features and a high energy rating, ensuring comfort and efficiency for its residents. This property is fitted with an intruder alarm system that covers the both the house and detached garage.

The property comprises four spacious bedrooms, including a master suite complete with an ensuite, providing a private retreat for relaxation. With two well-appointed reception rooms, there is ample space for family gatherings and entertaining guests. The layout is thoughtfully arranged over three floors, allowing for both privacy and communal living.

The low maintenance, southerly facing enclosed rear garden is perfect for enjoying sunny days, while the driveway and garage provide convenient parking for up to three vehicles.

Entrance via front door into

Hallway



Single radiator, tiled flooring, stairs rising to first floor landing, understairs storage cupboard, doors to

Downstairs W/C



Obscured double glazed window to front aspect, Low level w/c, wash hand basin.

Sitting Room

18'10" x 11'8" (5.76 x 3.58)



Double glazed part leaded window to front aspect, 2 single radiators, wall lights, double doors to

Dining Room

13'8" x 10'0" (4.19 x 3.05)



Single radiator, wall lights, double doors to conservatory, door to

Kitchen

10'9" x 10'0" (3.30 x 3.05)



Double glazed window to rear aspect enjoying pleasant views over the rear garden, single radiator, tiled flooring, storage cupboard with shelving, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splash backs, under unit lighting, 5 ring gas Neff hob with extractor hood and light over, integrated fridge freezer, electric oven and grill, full sized integrated Bosch dishwasher, inset spots, door to

Utility Room



Double glazed window to side aspect, single radiator, tiled flooring, worksurface space with single stainless steel sink drainer unit with chrome mixer taps, wall mounted Worcester boiler, space and plumbing for white goods including tumble drier and washing machine.

Conservatory

9'3" x 12'8" (2.84 x 3.87)



A range of double glazed windows and double doors to rear aspect, tiled flooring, glazed pitched roof, wall lights, single radiator.

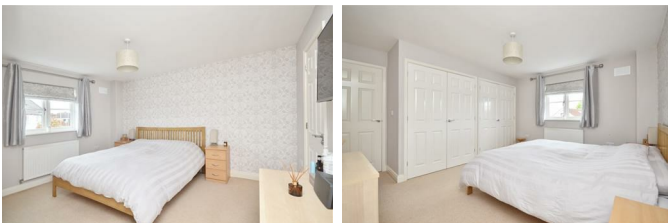
First Floor Landing



Double glazed window to side aspect, single radiator, airing cupboard housing Megaflo hot water tank, further storage cupboard with wooden shelving, door with stairs rising to Bedroom Three, doors to

Master Bedroom

13'9" x 8'11" (4.21 x 2.72)



Double glazed window to rear aspect, single radiator, a

range of fitted wardrobes with hanging rail and shelving, door to

En Suite



Suite comprising low level w/c, pedestal wash hand basin with chrome mixer taps over, fully tiled shower cubicle with hinged glazed door with mains rainfall shower with separate attachment over, tiled ceramic flooring, inset spots, single radiator.

Bedroom Two

12'1" x 11'7" (3.70 x 3.55)



Double glazed window to front aspect, single radiator, storage cupboard, door to family bathroom.

Bedroom Three

10'2" x 7'6" (3.10 x 2.30)



Double glazed window to rear aspect, single radiator.

Family Bathroom

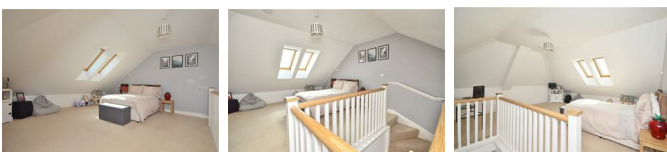
5'6" x 8'5" (1.69 x 2.58)



Obscured double glazed window to front aspect, double radiator, ceramic tiled flooring, suite comprising pedestal wash hand basin with mixer taps, low level w/c, panelled bath with hinged glazed shower screen and rainfall shower with separate attachment over, part tiled walls, inset spots.

Loft Room/Bedroom Four

20'7" x 19'0" (6.28 x 5.81)



2 double radiators, 2 Velux windows to rear aspect, access to eaves storage.

Outside



The front of the property has a driveway providing off street parking for several vehicles and access to the garage. Slabbed steps lead to the front door, the remainder is laid mainly to lawn and gravel for ease of maintenance. There is an established tree and magnolia with gravel borders containing plants and shrubs. The front is enclosed mainly by a low level stone wall with part cock and hen finish and coping stone. The rear of the property is accessed via a wooden gate from the front. A garden shed is included in the sale. The southerly facing rear garden is laid mainly to part slabbed and part decking providing a good area for al fresco dining. The rear garden is enclosed by stone walling with coping stone and wooden panel fencing.

Single Garage

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

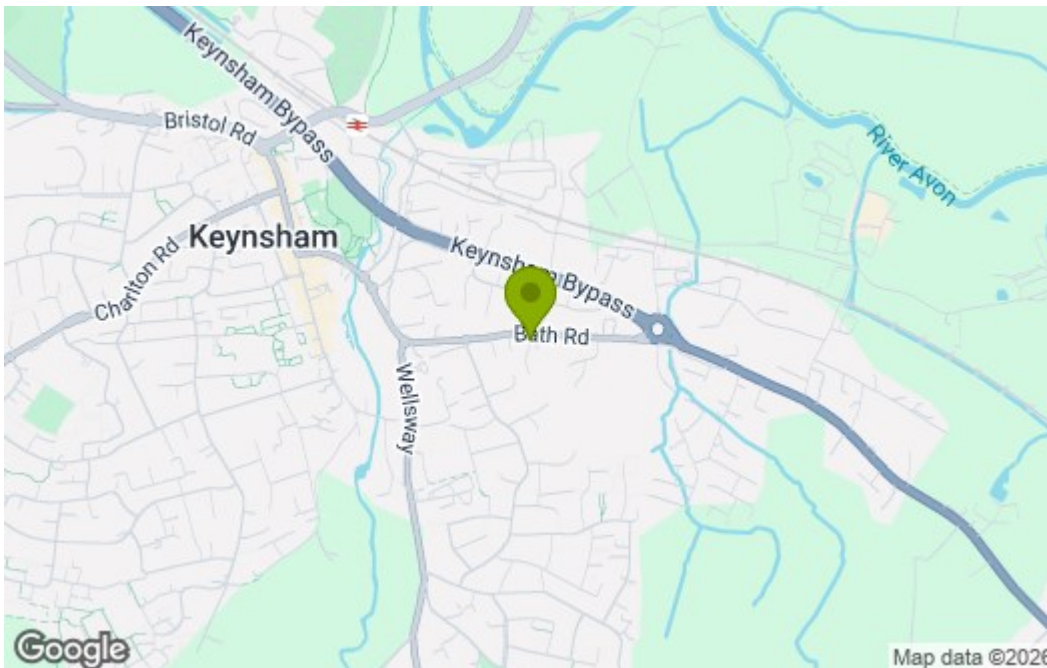
Directions

Sat Nav BS31 1SN

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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