



22 Silbury Rise, Bristol, BS31 1JP Offers In The Region Of £700,000

Nestled at the head of a charming cul de sac in Silbury Rise, Keynsham, this delightful three-bedroom detached bungalow presents a unique opportunity for prospective buyers. The property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The master bedroom features an en suite, ensuring privacy and convenience.

The bungalow is in good order throughout, with uPVC double glazing and gas-fired central heating, making it a comfortable home year-round. The exterior is equally impressive, with beautifully maintained front and rear gardens that offer a serene outdoor space. The rear garden, in particular, backs onto open countryside, providing a picturesque backdrop and a sense of tranquillity.

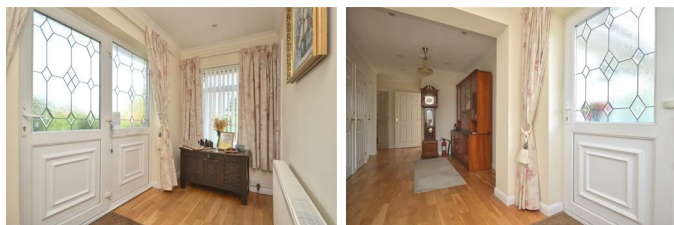
Parking is a breeze with space for a number of vehicles, complemented by a double garage for additional storage or workshop needs.

Keynsham itself is ideally located between the vibrant cities of Bristol and Bath, making it a perfect spot for those who appreciate both urban and rural living. The area is well-served by excellent road and rail

Entrance via leaded obscured uPVC double glazed front door with matching side panel into

Hallway

26'8" x 6'4" (8.14 x 1.95)



uPVC double glazed window to front aspect, wooden flooring, large double radiator, storage cupboard with shelving, further storage cupboard with hanging rail and shelving, airing cupboard with single radiator and wooden shelving for linen, cupboard housing Mega flow hot water tank and Worcester Green Star boiler, inset spots, coving, doors to

Kitchen./Breakfast Room

16'8" x 10'8" (5.09 x 3.26)



uPVC double glazed window to rear aspect enjoying views over local countryside, Inset spots, coving, a range of wall and floor units with roll edge worksurfaces over, tiled splash backs, 1 1/4 bowl stainless steel sink drainer unit with mixer tap over, Smeg oven and grill, Zanussi 5 ring gas hob with extractor hood and light over, space and plumbing for automatic washing machine, space for fridge, integrated freezer, full sized integrated dishwasher, double radiator, ample space for kitchen table, sliding door to

Dining Room

13'4" x 9'5" (4.08 x 2.88)



High level obscured double glazed uPVC window to side aspect, uPVC double glazed sliding patio doors giving access to the rear garden enjoying pleasant views over the garden and countryside beyond, inset

spots, coving, single radiator, two multi glazed doors to

Sitting Room

14'6" x 17'9" (4.44 x 5.42)



Large uPVC double glazed picture windows to front aspect allowing plenty of light, low level double radiator, coving, inset spots, contemporary gas fire with Quartz surround, hearth and mantel over.

Master Bedroom

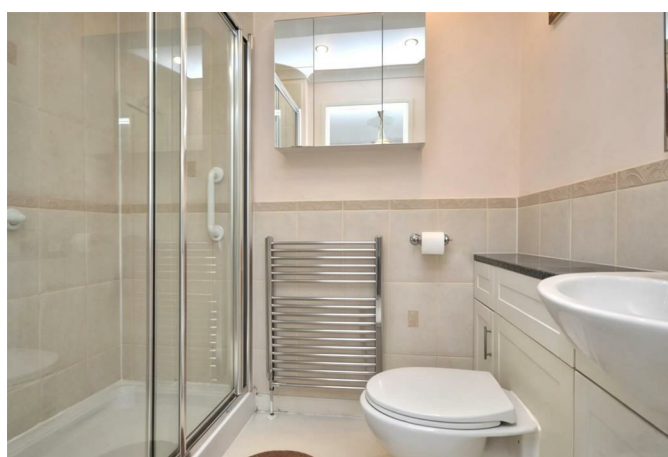
13'10" x 14'4" (4.24 x 4.39)



uPVC double glazed window to front aspect, a range of fitted storage cupboard, wardrobes and bedside drawers, dressing table, coving, double radiator, door to

En Suite Shower Room

6'3" x 4'11" (1.92 x 1.52)



Suite comprising concealed cistern w/c, wash hand basin with storage beneath, fully tiled shower cubicle with sliding glazed doors and mains shower over, extractor, inset spots, chrome heated towel rail.

Bedroom Two

9'5" x 14'1" (2.88 x 4.30)



uPVC double glazed window to side aspect, double radiator, coving, a range of fitted wardrobes with hanging rail and shelving.

Bedroom Three/Study

8'3" x 8'10" (2.54 x 2.70)



Double glazed window to conservatory, pedestrian door to conservatory, double radiator, coving, step down to

Conservatory



uPVC double glazed windows to side and rear aspects enjoying pleasant views over the garden, pedestrian door to rear garden, polycarbonate roof, single radiator.

Family Bathroom

5'3" x 9'3" (1.62 x 2.82)



Obscured uPVC double glazed window to conservatory, suite comprising pedestal wash hand basin, low level w/c, panelled bath, separate fully tiled corner shower cubicle with electric Mira shower over, fully tiled walls, double radiator, inset spots, extractor.

Outside



The front of the property has a pathway leading to the front door, a driveway provides ample off street parking and access to the double garage. The remainder is laid mainly to lawn with clipped shrubbery and borders containing a mixture of plants and shrubs.

The rear garden is a big benefit to this property adjoining neighboring countryside, there are a few areas of slabbed patio ideal for garden furniture, the remainder is laid mainly to a good sized lawn with mature stocked borders containing a mixture of shrubs, perennials, groundcover and climbers. There is pedestrian access to one side via a wooden gate leading to the garage, a summer house is also included in the sale. The rear garden is enclosed by a low level featheredge fence and wooden panelling.

Double Garage

16'11" x 17'4" (5.17 x 5.29)

Pedestrian door to rear garden, power and light is connected, electric up and over door.

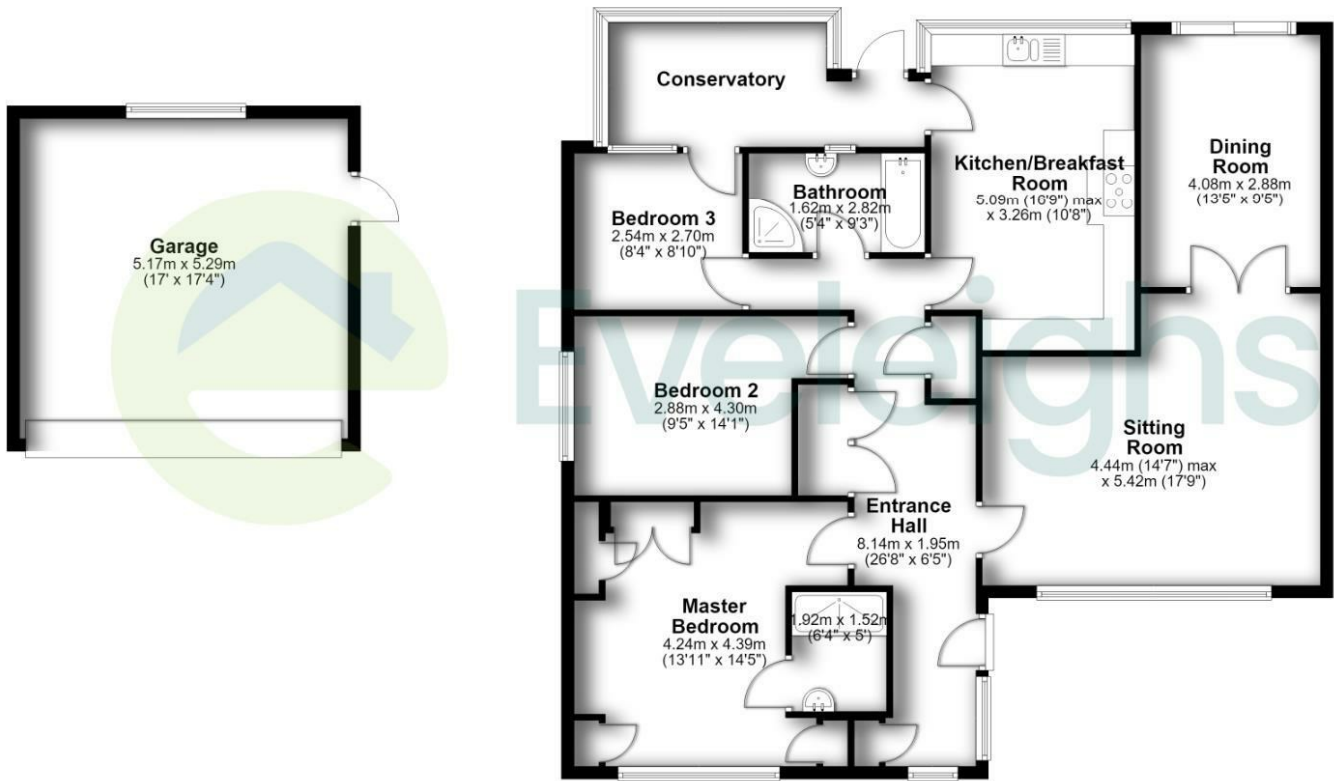
Directions

Sat Nav BS31 1JP

Floor Plan

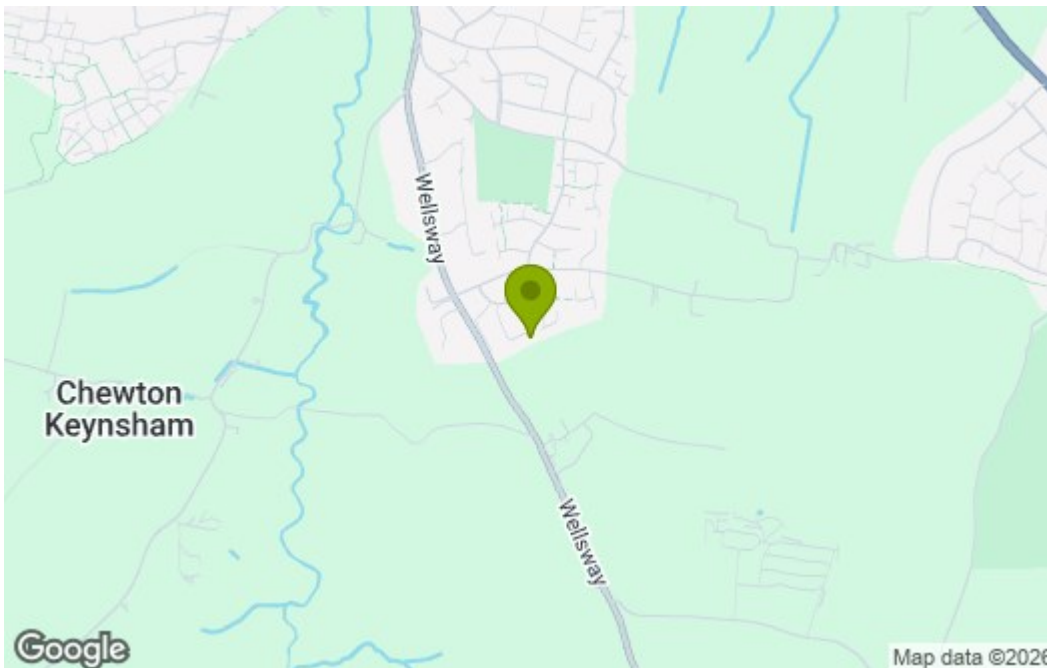
Ground Floor

Approx. 150.0 sq. metres (1614.2 sq. feet)



Total area: approx. 150.0 sq. metres (1614.2 sq. feet)
22 Silbury Rise

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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