



**10 The Pynes, Bristol, BS31 1GP
Offers In The Region Of £370,000**

Nestled in the tranquil cul-de-sac of Hygge Park, Keynsham, this charming two-bedroom mid-terrace house offers a perfect blend of modern living and convenience. Built in 2019, this new build property spans an impressive 872 square feet and is presented to a high standard throughout, making it an ideal choice for first-time buyers or those seeking a low-maintenance home.

Upon entering, you are greeted by an inviting open-plan living area that seamlessly combines comfort and functionality. The ground floor is designed to maximise space and light, creating a warm and welcoming atmosphere for both relaxation and entertaining. The property benefits from gas-fired central heating and uPVC double glazing, ensuring a cosy environment all year round.

The two well-proportioned bedrooms provide ample space for rest and personalisation, while the modern bathroom is equipped with contemporary fixtures. One of the standout features of this home is the south-facing enclosed rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. For those with vehicles, the property offers convenient parking for two cars, a valuable asset in today's busy world. Additionally, the location is superb, with easy access to local amenities and transport links, making commuting and daily errands a breeze.

Entrance via front door with double glazed side panel into

Hallway



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

Downstairs W/C



Suite comprising concealed cistern Roca W/C, wash hand basin with mixer tap, part tiled, wall hung chrome heated towel rail, inset spots, extractor, wood effect Amtico flooring.

Open Plan Kitchen/Dining/Family Room

30'7" x 10'10" (9.34 x 3.31)



uPVC double glazed window to front aspect, French doors opening to patio doors, bi-folding doors to rear aspect, Amtico flooring, a range of modern contemporary wall and floor units with work surface over, sink drainer unit with mixer taps over,

contemporary mood lighting, Bosch appliances including oven and grill and microwave combo, 4 ring electric hob, integrated fridge freezer, full sized dishwasher, double radiator, a range of spot lights, area for bar stools, cupboard with hanging space for clothes and space and plumbing for automatic washing machine, contemporary wall hung radiator.

First Floor Landing

Access to loft space, single radiator, storage cupboard housing wall mounted Potterton boiler, over stairs cupboard with wooden shelving for linen, doors to

Family Bathroom

9'10" x 6'5" (3.00 x 1.98)



Suite comprising Roca concealed cistern w/c, wall mounted wash hand basin with mixer taps over, paneled bath with separate shower attachment, shower cubicle with hinged glazed door and mains shower over, fully tiled walls, Amtico flooring, large mirror, shaver point, extractor, inset spots, wall mounted chrome heated towel rail.

Main Bedroom

14'1" x 10'3" (4.31 x 3.14)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes with hanging rail and shelving, area for dressing table.

Bedroom Two

14'1" x 9'8" (4.30 x 2.96)



uPVC double glazed window to rear aspect, single radiator.

Outside

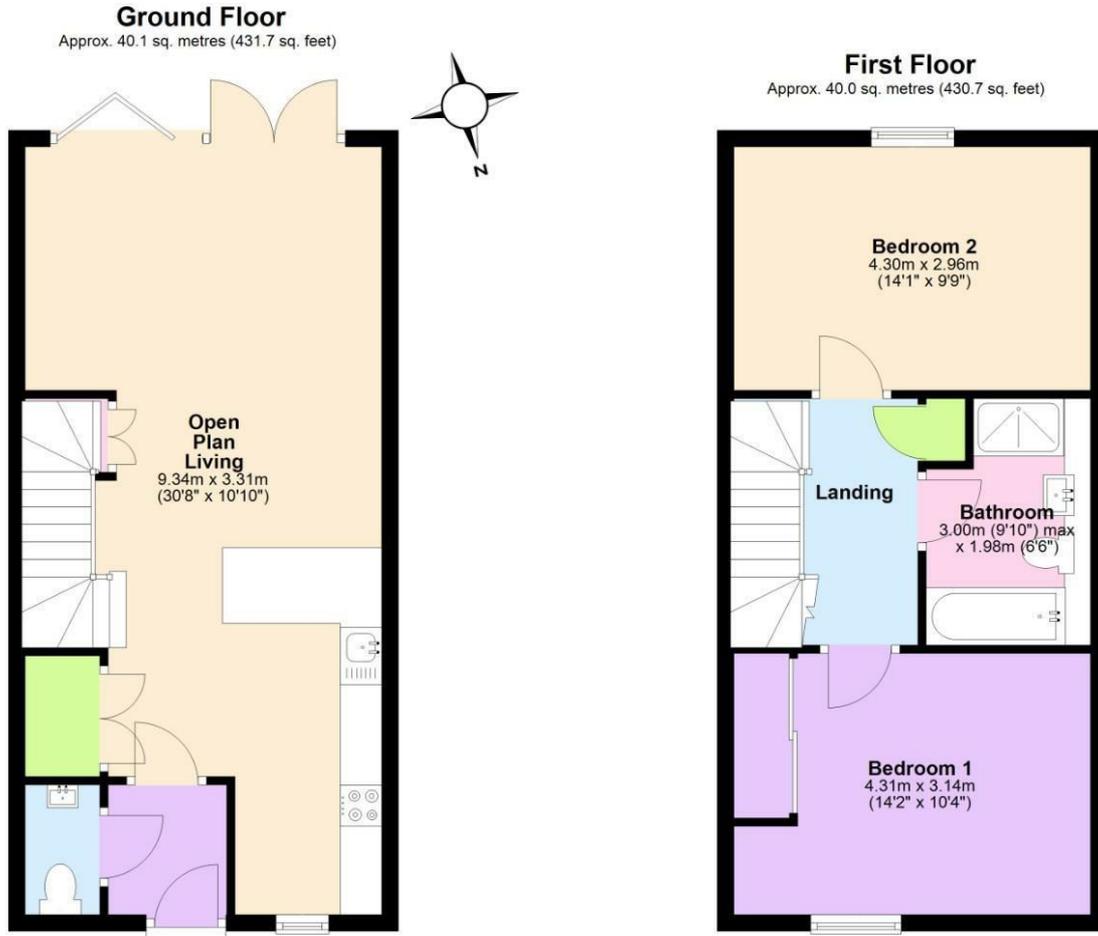


The front of the property has block paved parking for two vehicles, the remainder is laid mainly to lawn with a tree and a small shrubbed border. A slabbed pathway leads to the front door. The southerly facing rear garden is of a good size with a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with a pathway leading to the bottom of the garden. A garden shed is also included in the sale. The rear garden is enclosed by featheredge fencing.

Directions

Sat Nav BS31 1GP

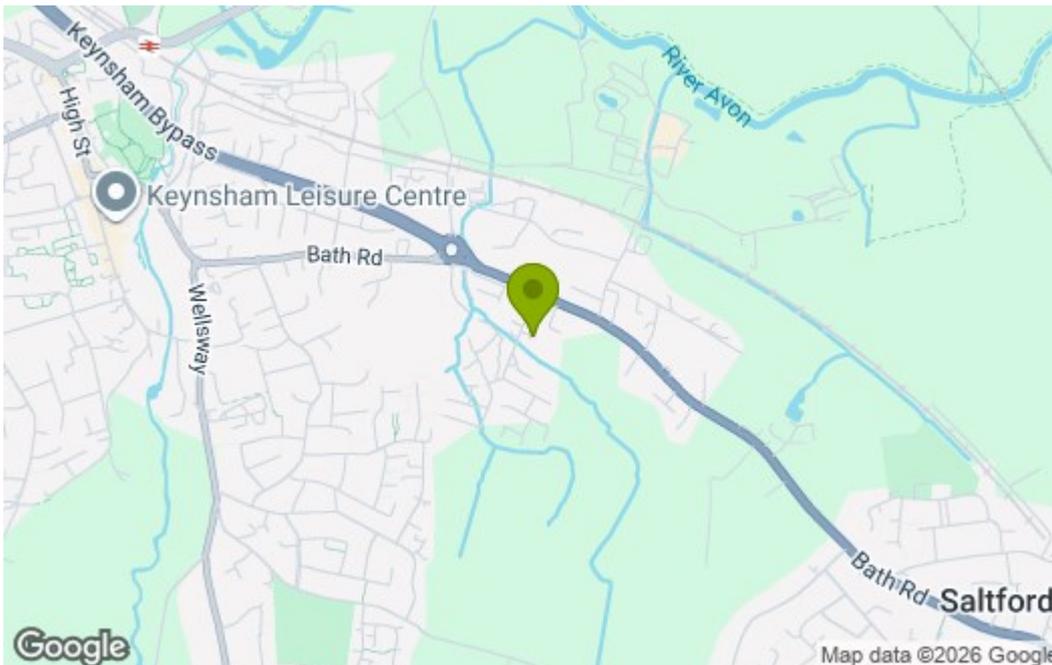
Floor Plan



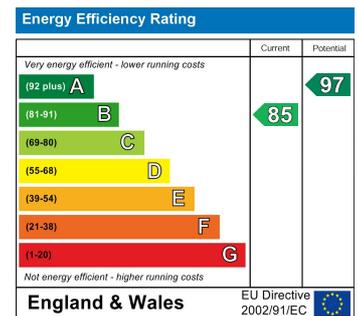
Total area: approx. 80.1 sq. metres (862.3 sq. feet)

10 The Pynes, Keynsham

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.