



## 57 Bath Road, Bristol, BS31 1SL Offers In The Region Of £750,000

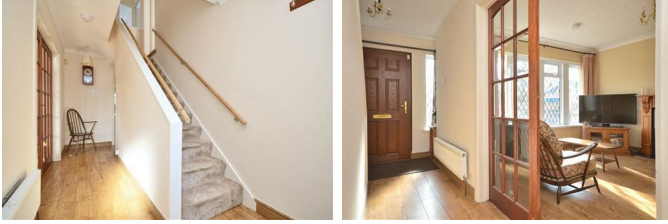
Nestled on Bath Road in the charming town of Keynsham, Bristol, this delightful five-bedroom detached house offers a perfect blend of comfort and convenience. Constructed in the mid-1950s, the property has been well-maintained and is presented to a good standard throughout, making it an ideal family home.

Offering flexible living accommodation the house features two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen leads to a lovely conservatory that overlooks the mature rear garden, creating a serene space to enjoy the outdoors. The property boasts five generously sized bedrooms, ensuring plenty of room for family and guests alike.

The bathroom is well-equipped, and the home benefits from modern amenities such as gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. A recently constructed detached double garage at the rear of the property offers secure parking and additional storage, while ample off-street parking adds to the convenience.

Entrance via front door into

### Hallway



Two slim obscured leaded double glazed windows to front aspect, wood effect flooring, stairs rising to first floor landing, radiator, coving, understairs storage cupboard, doors to

### Study

14'10" x 7'6" (4.54 x 2.31)

Leaded uPVC double glazed window to front aspect, small double radiator.

### Sitting Room

13'7" x 11'10" (4.15 x 3.63)



Leaded uPVC double glazed windows to front aspect, dado rail, feature living flame gas fire with floral decorative tiled slips, granite hearth and wooden surround with mantel over, coving,

### Dining Room

10'10" x 10'11" (3.32 x 3.35)



Wood effect flooring, double radiator, serving hatch to kitchen, crittall windows and crittall double doors with step down into

### Conservatory

11'1" x 14'6" (3.38 x 4.44)



Polycarbonate roof, uPVC double glazed windows (part obscured) to side and rear aspects, double French doors with step down to rear garden, tiled flooring, wall lights, radiator.

### Kitchen/Breakfast Room

17'10" x 16'2" (5.45 x 4.94)



Crittall window to conservatory, double radiator, tiled flooring, coving, cupboards with shelving, door to rear lobby, uPVC obscured leaded double glazed window to rear aspect enjoying pleasant views across the garden, a range of wall and floor units with work surface over, 1 1/2 bowl sink drainer unit with chrome mixer taps over, space and plumbing for full sized dishwasher, 4 ring Neff gas hob with extractor hood over and splash back, integrated oven and grill and built in AEG microwave, space and plumbing for American style fridge freezer.

### Rear Lobby

Quarry tiled flooring, leaded obscured double glazed door to side aspect, door to

### Utility Room



Single radiator, wall mounted Vaillant gas boiler, single wash hand basin with mixer taps, storage cupboards, place and plumbing for further white goods including tumble drier and washing machine.

### Downstairs W/C



Obscured uPVC double glazed leaded window to side aspect, suite comprising concealed cistern w/c, wash hand basin with mixer taps, single radiator, quarry tiled flooring.

### First Floor Split Level Landing

9'11" x 6'7" (3.04 x 2.01)



Access to loft space, airing cupboard with wooden shelving for linen and small single radiator, doors to

### Master Bedroom

12'7" x 10'11" (3.84 x 3.35)



Leaded uPVC double glazed windows to front aspect, small double radiator, coving, space for freestanding wardrobes.

### Bedroom Two

14'11" x 8'4" (4.56 x 2.56)



Leaded uPVC double glazed windows to rear aspect enjoying pleasant views over the garden, small double radiator, a range of fitted bedroom furniture.

### Bedroom Three

10'11" x 10'11" (3.35 x 3.35)



Leaded uPVC double glazed window to rear aspect, fitted bedroom furniture, small single radiator.

### Bedroom Four

11'0" x 8'5" (3.36 x 2.57)



Leaded uPVC double glazed window to front aspect, double radiator, alcove shelving, fitted bedroom furniture.

### Bedroom Five/Study

8'2" x 7'1" (2.50 x 2.17)



Leaded uPVC double glazed window to front aspect, single radiator, coving, built in bedroom furniture.

### Family Bathroom

7'6" x 7'6" (2.29 x 2.29)



Leaded obscured uPVC double glazed windows to front aspect, suite comprising concealed cistern w/c, pedestal wash hand basin, panelled bath with electric Mira shower over, part tiled walls, heated towel rail.

### Outside



The front of the property is accessed via wrought iron double gates onto the driveway providing off street parking, the remainder is very formal with symmetrical planted box hedging and borders containing a mixture of herbaceous plants and perennials. The front garden is enclosed by part block wall with coping, rendered

wall with coping and a wooden fence. There is good pedestrian access to the rear of the property. The rear garden is laid mainly to lawn with some mature trees and shrubs including a pear tree. There is access to the recently constructed double garage with parking spaces (accessed via Gaston Avenue and Turner Close) A wooden shed/summerhouse is also included in the sale. The rear garden is enclosed by wooden fencing and an established beech hedge.

### **Double Garage**

20'2" x 20'1" (6.16 x 6.13)



Pedestrian door to side access, 2 metal up and over doors, power and light is connected.

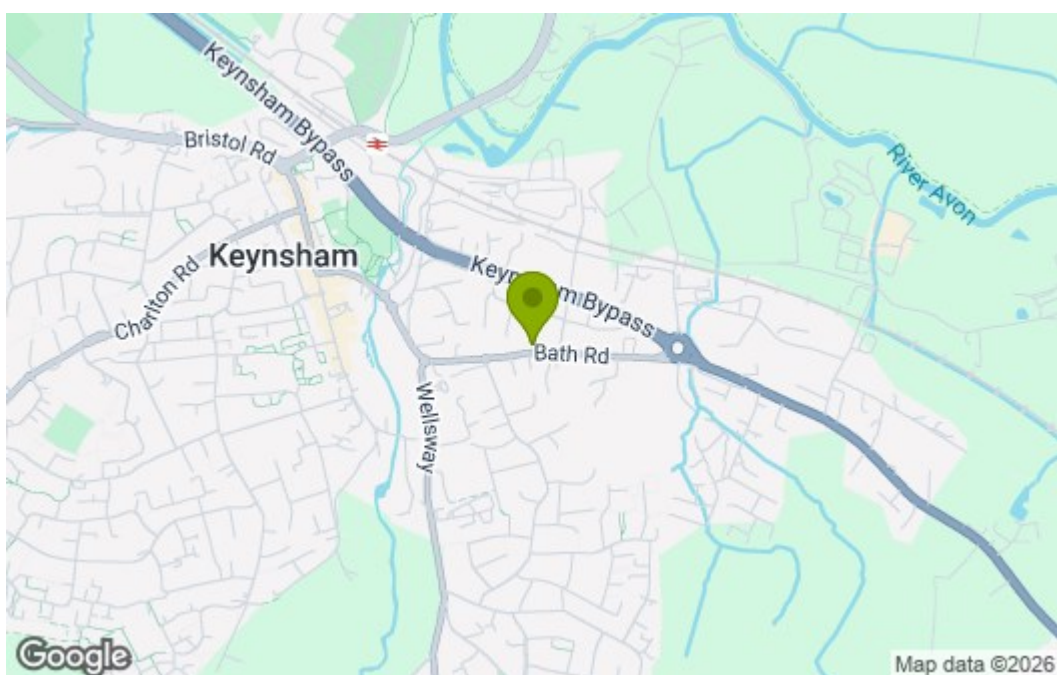
### **Directions**

Sat Nav BS31 1SL

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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