Eveleighs

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58 Bath Road, Bristol, BS31 1SP

Offers In The Region Of £850,000

Nestled on Bath Road in the charming town of Keynsham, Bristol, this immaculately presented four-bedroom detached family home is a true gem. Arranged over three spacious floors, the property offers flexible living accommodation that caters perfectly to modern family life.

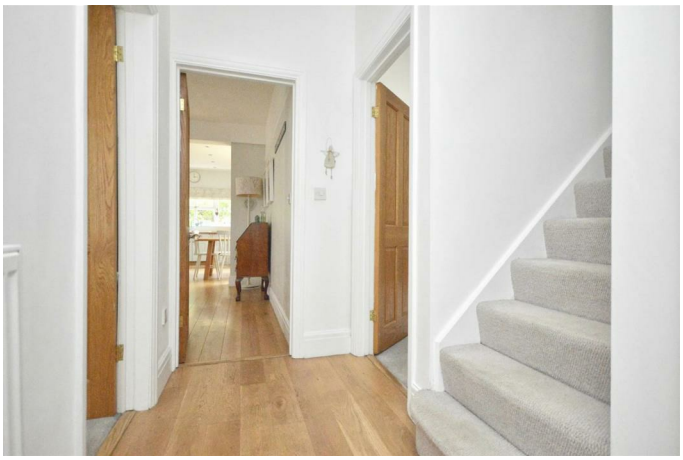
As you step inside, you will be greeted by an inviting atmosphere, with each room presented to an exceptionally high standard. The home boasts four well-proportioned reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the stylish kitchen, which flows seamlessly into the dining area, making it ideal for family gatherings and social occasions.

The property features four generously sized bedrooms, including a remarkable second bedroom that benefits from a walk-through dressing room and an ensuite bathroom, ensuring comfort and privacy. With three bathrooms in total, morning routines will be a breeze for the entire family.

Entrance via front door into

Porch
Leaded uPVC double glazed windows to side aspect, tile effect flooring, step up through front door into

Hallway



Stairs rising to first floor landing, single radiator, wood flooring, doors to

Downstairs W/C



Obscured uPVC leaded double glazed window to front aspect, wood flooring, single radiator, low level w/c, wall mounted wash hand basin with mixer tap over, picture rail, under stairs storage cupboard.

Study
10'0" x 9'11" (3.06 x 3.04)



Dual aspect uPVC leaded double glazed windows to both front and side aspects, single radiator, picture rails, corner cupboard.

Sitting Room
17'4" x 12'10" (5.29 x 3.92)






Leaded uPVC double glazed window to front aspect, double doors with side panels to sun room, feature woodburning stove with tiled hearth and floating wooden mantel over, double radiator, picture rail.

Dining Room
10'10" x 13'2" (3.32 x 4.02)



uPVC leaded double glazed window to side aspect, wood flooring, picture rail, double radiator, opening to

Kitchen
13'8" x 12'7" (4.19 x 3.85)





uPVC leaded double glazed window to rear aspect, a range of wall and floor units with wooden worksurface over, single sink drainer unit with chrome mixer taps over, tiled splash backs, under unit lighting, space for gas Rangemaster style cooker with fitted extractor hood over, integrated fridge freezer, space and plumbing for full sized dishwasher, space and plumbing for automatic washing machine, space for wine cooler, inset spots, double radiator, opening to

Sun Room
10'3" x 12'10" (3.14 x 3.92)





Bi-folding doors to patio and rear garden, uPVC double glazed picture window to side aspect, pitched glazed roof, wall mounted electric panel heater, wood flooring, double doors to sitting room.

First Floor Landing



Single radiator, stairs rising to second floor landing, leaded uPVC double glazed window to front aspect, doors to

Family Bathroom
8'3" x 5'9" (2.54 x 1.77)



Dual aspect obscured uPVC leaded double glazed windows to both front and side aspects, suite comprising low level w/c, wash hand basin with chrome mixer taps over and storage beneath, panelled bath with hinged glazed shower screen and mains shower over, chrome heated towel rail, part tiled walls, inset spots.

Bedroom Two
13'8" x 12'9" (4.19 x 3.90)





uPVC leaded double glazed windows to rear aspect, single radiator, picture rail, walk through dressing room with a range of fitted wardrobes with hanging rail and shelving, inset spots, picture rails, door to

En Suite Shower Room



uPVC obscured leaded double glazed window to side aspect, wood effect tiled flooring, chrome heated towel rail, suite comprising low level w/c, wash hand basin with chrome mixer taps over and storage beneath, tiled splash back, fully tiled corner shower cubicle with sliding glazed doors and rainfall shower with separate shower attachment over, inset spots, extractor.

Bedroom Three
10'10" x 15'5" (3.32 x 4.72)



uPVC leaded double glazed window to rear aspect, single radiator, picture rail, space for freestanding wardrobes, uPVC leaded double glazed window to side aspect.

Bedroom Four
7'8" x 20'2" (2.34 x 6.17)





Dual aspect, uPVC leaded double glazed windows to front and side aspect, picture rails, single radiator, alcove storage space with hanging rail and shelving, under stairs storage space.

Second Floor Landing
6'4" x 9'3" (1.95 x 2.82)



Velux window, inset spots, storage space, doors to

Master Bedroom
12'3" x 18'1" (3.75 x 5.52)





uPVC double glazed window to rear aspect, double radiator, 2 Velux windows, space for freestanding wardrobes.

Bathroom
5'8" x 9'3" (1.73 x 2.82)



uPVC double glazed window to rear aspect, tiled flooring, chrome heated towel rail, suite comprising low level w/c, wash hand basin with chrome mixer tap over, p-shaped panelled bath with part fixed glazed shower screen and mains shower over, fully tiled bath area, part tiled walls, eaves storage, inset spots, extactor.

Outside

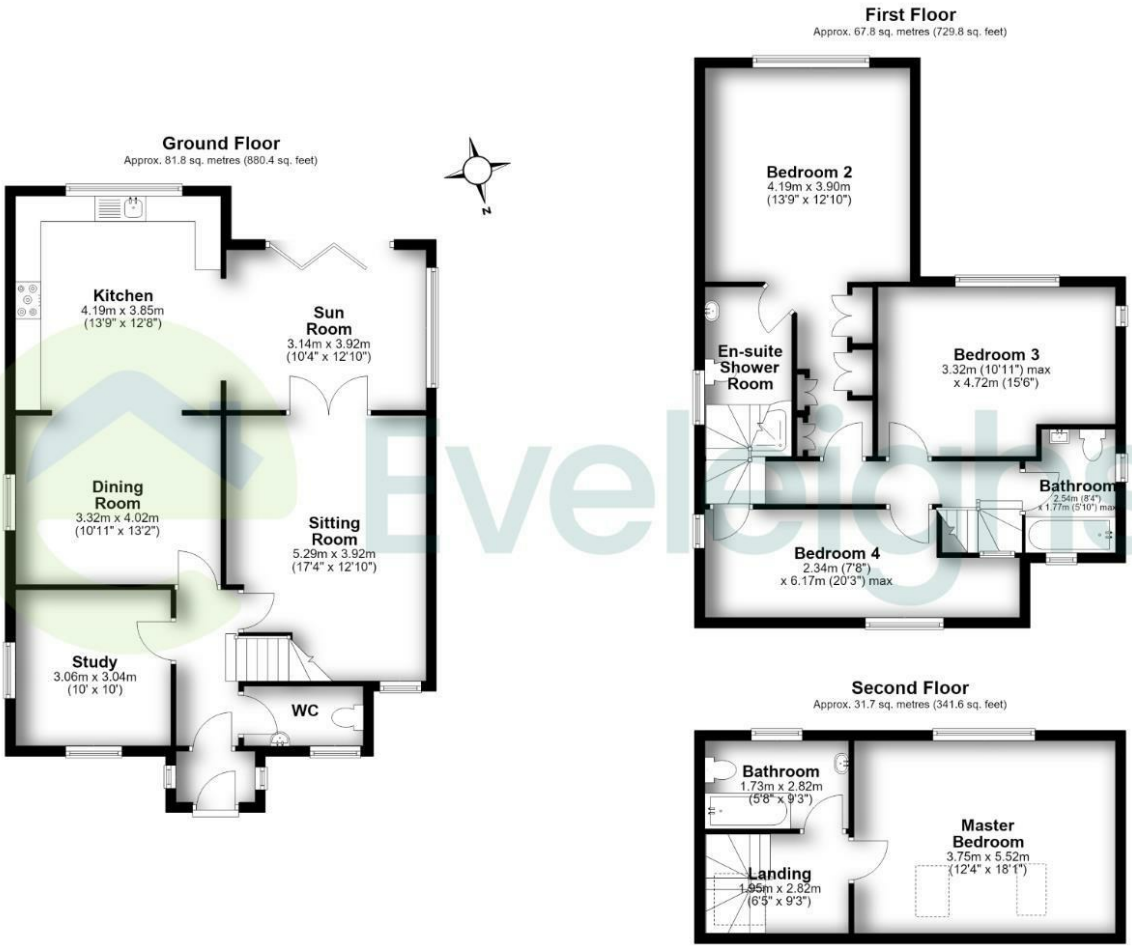


The southerly facing rear garden is of a good size with a patio area immediately adjacent to the property ideal for al fresco dining, there is access along the side of the property giving access to the garage. There is an area of gravel sweeping around to the side, steps lead up from the patio to the remainder of the garden which is laid mainly to lawn with well stocked planted borders including roses, ground cover, perennials and shrubs, there are a few mature trees. The rear garden is enclosed by wooden fencing and hedging. A garden shed is included in the sale. The front of the property has a block paved driveway providing off street parking for a number of vehicles and access to the single garage. There are planted borders containing a good mixture of shrubs and perennials. The remainder is laid mainly to lawn with a cherry tree. The front garden is enclosed by fencing with curved trellis and a stone wall with cock and hen finish.

Single Garage
Up and over door, power and light is connected, pedestrian door.

Directions
Sat Nav BS31 1SP

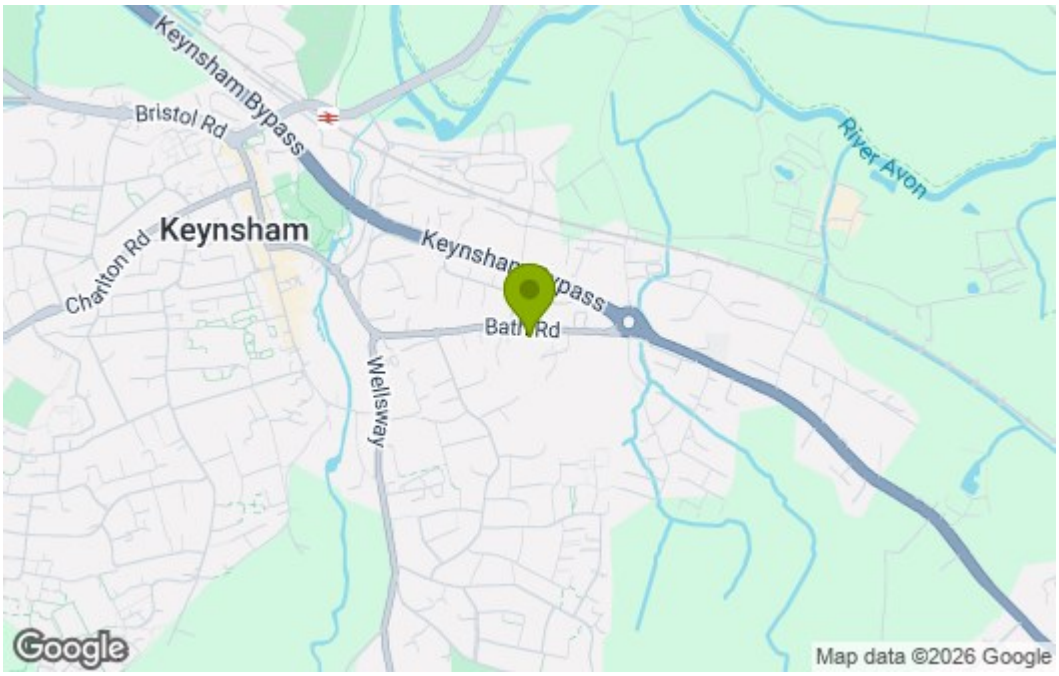
Floor Plan



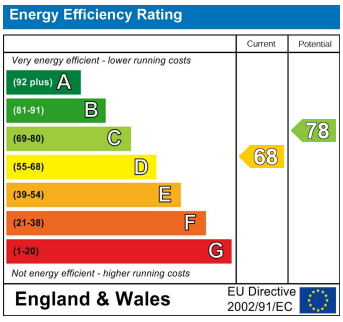
Total area: approx. 181.3 sq. metres (1951.7 sq. feet)

58 Bath Road

Area Map



Energy Efficiency Graph



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