Eveleighs

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9 Holly Walk, Bristol, BS31 2TU

£350,000

Nestled in the charming area of Holly Walk, Keynsham, Bristol, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a well-designed layout, featuring a spacious reception room that welcomes you into the home.

The newly fitted kitchen is a highlight, providing a modern space for culinary adventures and family gatherings. Additionally, there is a versatile study that can easily serve as a fourth bedroom, catering to your family's needs. The property also includes a well-maintained bathroom, ensuring practicality for daily living.

Outside, you will find an enclosed rear garden, ideal for enjoying the fresh air or hosting summer barbecues. The garden is a tranquil retreat, perfect for relaxation or play. For those with vehicles, there is parking available in a garage in nearby block, adding to the convenience of this lovely home.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Lead in
uPVC double glazed opaque door leading into kitchen dining area,

Entrance

Sitting Room
11'6" x 16'0" (3.51 x 4.88)

uPVC double glazed window to front aspect, single radiator, pebble effect fire place stone effect surround,

Kitchen/Breakfast Room
7'6" x 15'10" (2.29 x 4.85)

uPVC double glazed opaque door to rear aspect, stairs rising to first floor, door leading to office/study and sitting room, range of wall and base units with work surface over, integrated electric hob, integrated double oven, fitted extractor fan, space and plumbing for washing machine, space for tumble dryer, space for free standing fridge freezer, sink drainer unit with mixer taps over, breakfast bar with storage cupboards, spotlights, double radiator,

Office / Study / Bedroom Four
6'3" x 7'11" (1.92 x 2.43)

uPVC double glazed patio doors leading to rear garden, spotlights,

First Floor Landing

Loft access,

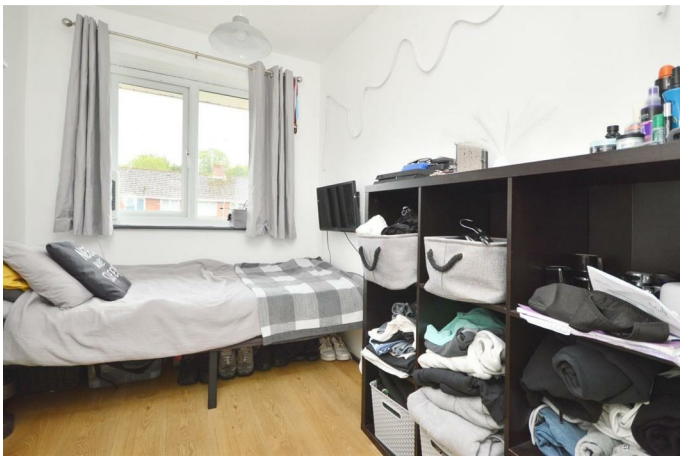
Master Bedroom
11'7" x 9'4" (3.54 x 2.85)

uPVC double glazed window to front aspect,, space for fitted wardrobes,

Bedroom Two
9'8" x 9'2" (2.96 x 2.81)

uPVC double glazed window to rear aspect, single radiator, fitted storage cupboard,

Bedroom Three
8'7" x 6'6" (2.63 x 2.00)



uPVC double glazed window to front aspect, single radiator,

Bathroom
6'7" x 6'6" (2.02 x 2.00)

uPVC double glazed opaque window to rear aspect, closed coupled WC, pedestal wash hand basin with mixer taps, fitted bath with shower attachment, heated towel rail,

Outside

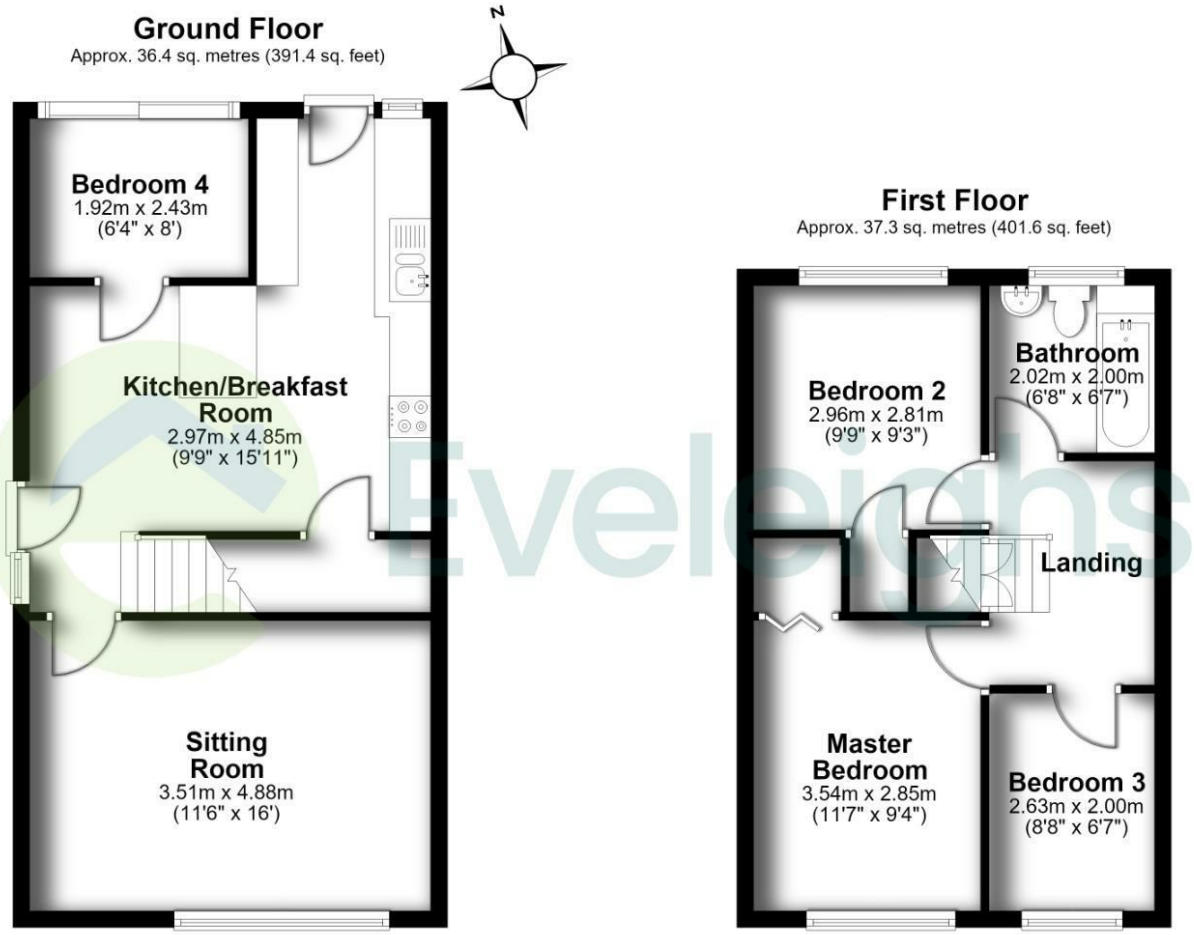
Front : Mainly laid to lawn with path leading to front door,

Rear : Patio area, remainder mainly laid to artificial lawn, gravel area, further patio area, side pedestrian gate,

Directions
SAT NAV
BS31 2TU

Garage
Located in a nearby block,

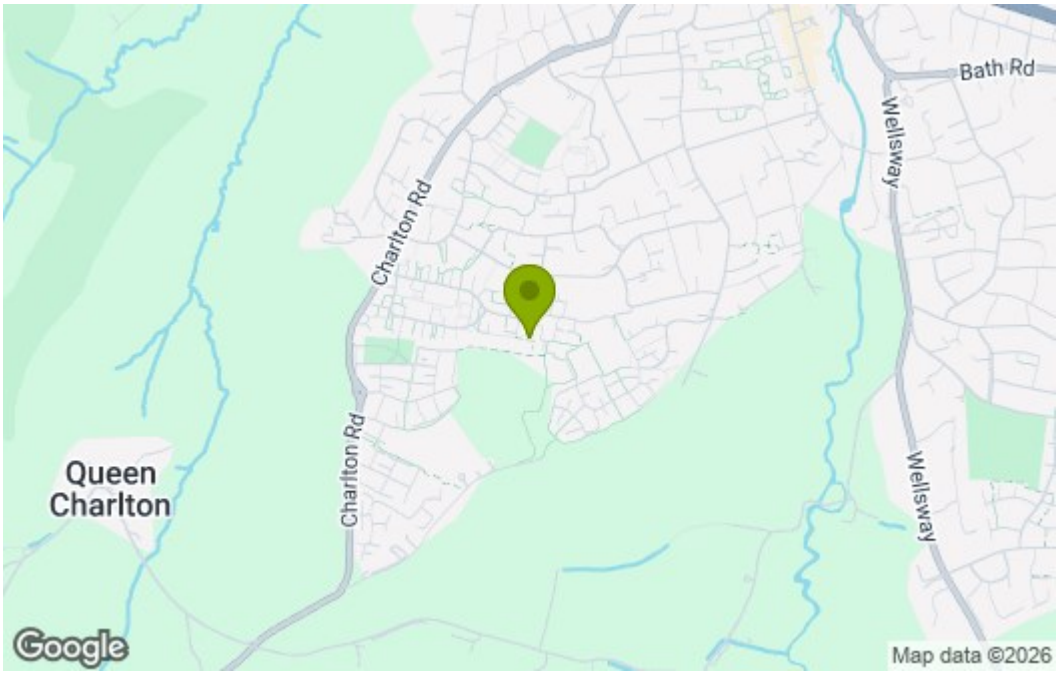
Floor Plan



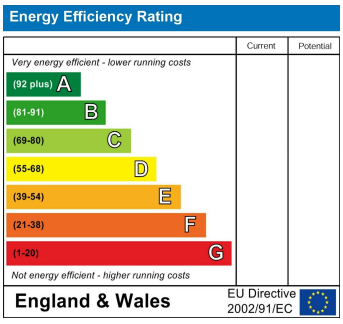
Total area: approx. 73.7 sq. metres (792.9 sq. feet)

9 Holly Walk

Area Map



Energy Efficiency Graph



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