



Titus way, Keynsham, Bristol, BS31 2FE

Offers In Region Of £565,000

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## Titus way, Keynsham, Bristol, BS31 2FE

### Quote Reference NF0664 To Arrange Your Viewing

A modern detached house, constructed by Messrs Taylor Wimpey Homes to the 'Midford' design in 2016. Located centrally within the ever popular Chocolate Quarter development. Designed with families in mind, this well laid out house is a good fit in todays world, these homes also work for home working professionals and retirees wanting to be near families and have space for grand children.

You will find the home has everything you need, economical to run, well connected with broad band and a low maintenance garden that can be used year around. We love the location giving easy access to the developments green spaces, school, cafes, gyms, spas and even doctors surgery. It's a few minutes walk to the train station and the high street a little further.





## Hallway

Composite door with an obscure double glazed window to the front aspect, stairs leading to the first floor, consumer unit, radiator, storage cupboard and tiled flooring.

## Cloakroom

1.8m x 1.3m (5'10" x 4'3")

Extractor fan, low level WC, pedestal wash hand basin and tiled flooring.

## Living Room

4.47m x 3.64m (14'7" x 11'11")

Double glazed window to the front aspect, thermostat heating control panel for the ground floor, radiator and a television and telephone socket.





## Kitchen/Dining Room

5.68m x 3.37m (18'7" x 11'0")

Double glazed French doors and window to the rear aspect, extractor fan, smoke alarm and recessed spot lights. A range of wall and base units with gloss white cabinets, granite work surfaces, splash backs and a stainless steel sink/drainage unit. There is a range of integral appliances such as a five ring gas hob with an extractor fan over, double oven, dishwasher and a fridge/freezer. There is wall mounted Ideal combination boiler behind a wall cupboard, a radiator, television socket and tiled flooring.

## Utility Room

1.73m x 1.25m (5'8" x 4'1")

Extractor fan, white gloss base units with granite work surfaces, space for a washing



## Landing

Double glazed window to the side aspect, radiator and a loft hatch.

## Bedroom One

3.59m x 3.26m (11'9" x 10'8")

Double glazed window to the front aspect, thermostat heating control panel for the first floor, radiator, television and telephone point.

## Ensuite

1.99m x 1.19m (6'6" x 3'10")

Extractor fan, partially tiled walls, chrome towel radiator, shaving socket and tiled flooring. There is a three piece suite comprising of a shower cubicle with a mixer shower over, pedestal wash hand basin and a



## Bedroom Two

3.54m x 2.83m (11'7" x 9'3")

Double glazed window to the rear aspect and a radiator.

## Bedroom Three

3.32m x 2.81m (10'10" x 9'2")

Double glazed window to the rear aspect and a radiator.

## Bedroom Four

2.39m x 2.24m (7'10" x 7'4")

Double glazed window to the front aspect and a radiator.



## Bathroom

2.2m x 2.99m (7'2" x 9'9")

Extractor fan, recessed spot lights, partially tiled walls, chrome towel radiator and tiled flooring. There is a three piece suite comprising of a bath with an electronic shower over and a folding glass shower screen, pedestal wash hand basin and a low level WC.

## Rear Garden

11m max x 10.5m max (36'1" x 34'5")

Enclosed by brick and wooden fence borders with a side access gate. The garden is level and mainly laid to artificial lawn for year around usage, there is a decked area leading out from the conservatory to the side. Along the far side are two juvenile trees and border of shingle running alongside the garage. There is also an outside tap and side access into the



## Garage

5.99m x 3.06m (19'7" x 10'0")

Up and over door to the front aspect with an access door to the side with double glazing, eaves storage, power and light with a consumer unit.

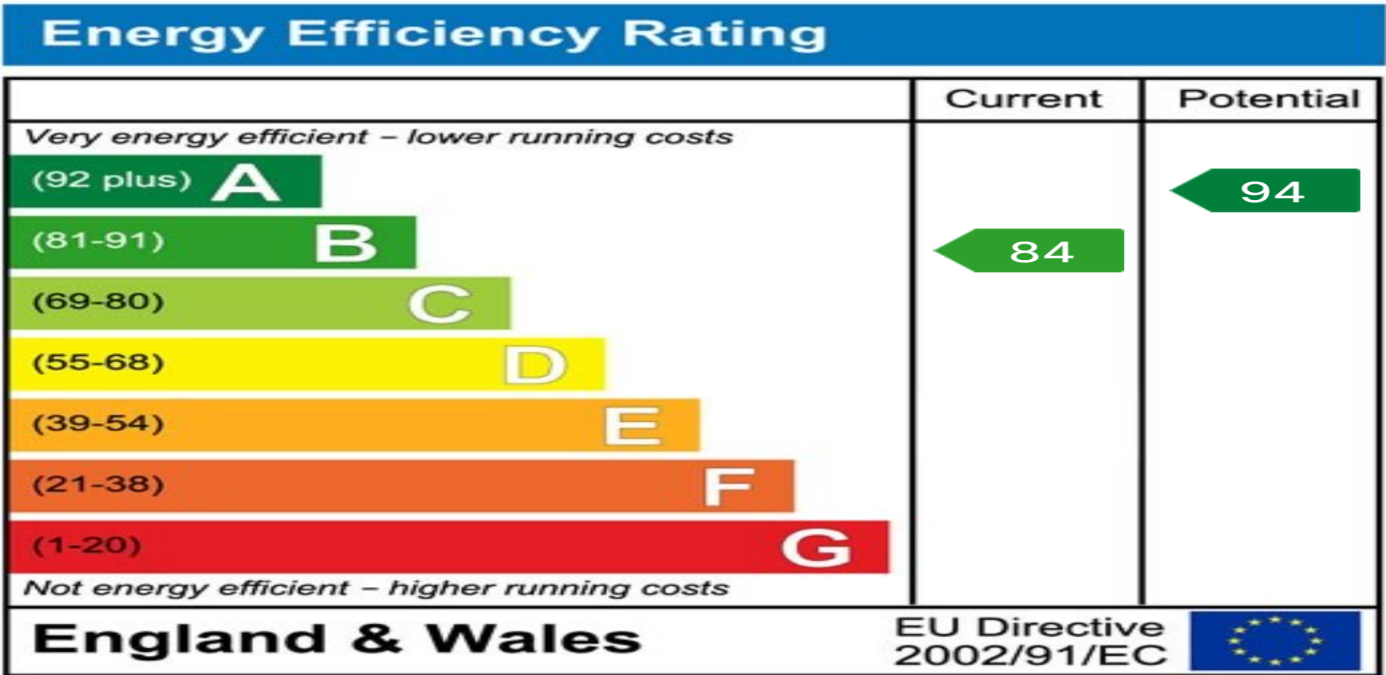
## Driveway

There is a long tarmac driveway providing space for two to three cars.

## Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit.

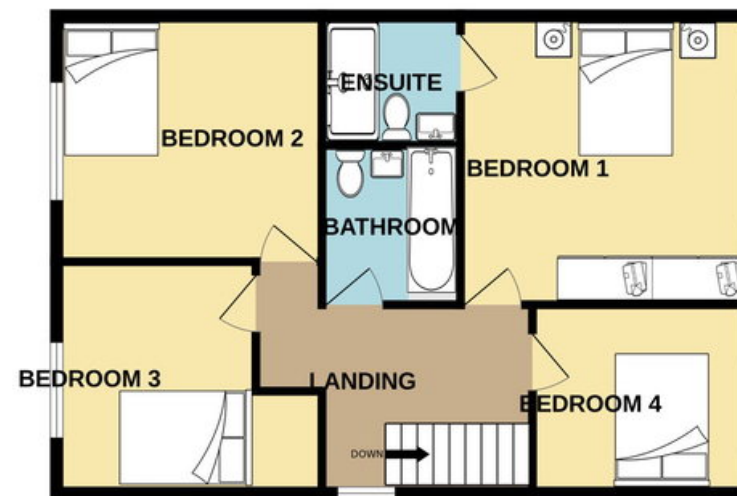




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1358sq.ft. (126.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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