



47 St. Georges Road, Bristol, BS31 2HW

Offers Over £425,000

Nestled on St. Georges Road in the charming town of Keynsham, Bristol, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and classic comfort. Built in 1950, the property has been tastefully renovated by the current owners, ensuring a warm and inviting atmosphere throughout.

Spanning an impressive 1,582.5 square feet, this home features two spacious reception rooms, ideal for both relaxation and entertaining. The standout feature is the single-storey rear extension, which creates a stunning open-plan kitchen, dining, and family room. This contemporary space is perfect for family gatherings or hosting friends, with a recently refitted kitchen that boasts modern appliances and stylish finishes.

The property comprises three well-proportioned bedrooms, providing ample space for a growing family or guests. The bathroom has also been recently updated, ensuring a fresh and functional space for daily routines. The house is equipped with gas-fired central heating and uPVC double glazing, offering comfort and energy efficiency throughout the year.

Entrance via uPVC double glazed sliding doors into

Porch Area

Tiled flooring, uPVC double glazed windows to side and front aspect, space for hanging coats and storing shoes, composite front door into

Hallway

6'1" x 13'10" (1.86 x 4.23)

Stairs rising to first floor landing, single radiator, under stairs storage cupboard, doors to

Sitting Room

11'11" x 13'11" (3.64 x 4.25)



Internal bi-folding doors to Kitchen/Dining room, double radiator, freestanding woodburning stove.

Open Plan Kitchen/Dining Area

10'1" x 23'1" (3.09 x 7.06)



uPVC double glazed window to front aspect, 2 wall mounted radiators, freestanding wood burning stove with stone surround, aluminum double glazed bi folding doors to rear garden, a recently refitted kitchen with a range of wall and floor units with work surface over, space for Rangemaster style cooker with fitted extractor over, space for American style fridge freezer, island with breakfast bar and storage beneath and sink drainer unit with mixer taps over, integrated wine cooler, door to utility room, inner hallway with door to shower room and garage and composite stable style door to side, Velux window to side aspect.

Family Room

18'7" x 11'1" (5.68 x 3.40)

uPVC double glazed window to front aspect, radiator.

Utility Room

5'8" x 8'10" (1.73 x 2.71)



uPVC double glazed window to side aspect, a range of wall and floor units with work surface over, Belfast style sink with mixer taps over, space and plumbing for washing machine, space and plumbing for dishwasher, radiator.

Shower Room



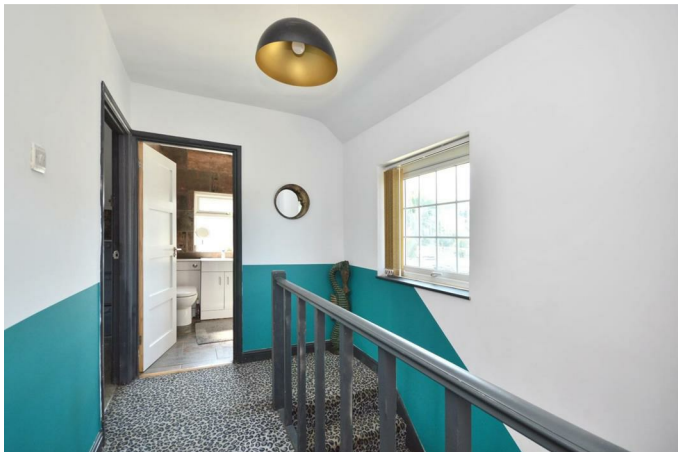
Obscured uPVC double glazed window to side aspect, shower cubicle with shower over, close coupled w/c, wall mounted wash hand basin with mixer taps over, spot lights, heated towel rail and extractor.

Garage / Storage

15'3" x 8'7" (4.65 x 2.64)

Electric roller door, Velux window to side aspect, power and light is connected, controls for solar panels. This area is not big enough to fit a car.

First Floor Landing
6'3" x 9'8" (1.91 x 2.96)



uPVC double glazed window to front aspect, doors to

Master Bedroom
11'11" x 11'1" (3.65 x 3.39)



uPVC double glazed windows to both rear and side aspects, 2 separate storage cupboards, wall mounted radiator.

Bedroom Two
11'9" x 11'9" (3.59 x 3.60)



uPVC double glazed window to rear aspect, wall mounted radiator, fitted wardrobes.

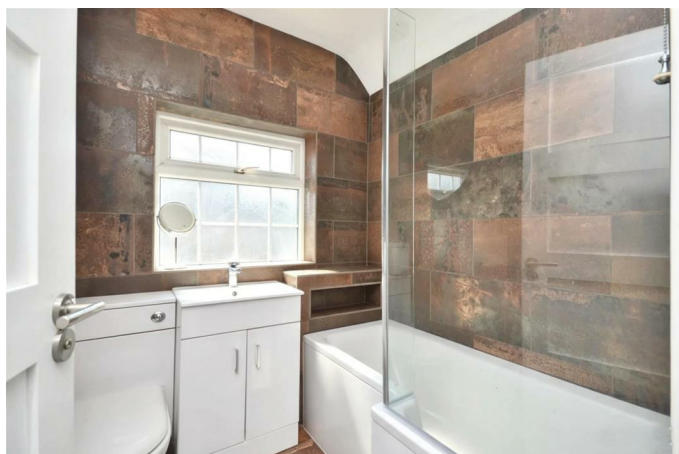
Bedroom Three
8'10" x 8'7" (2.71 x 2.62)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes.

Bathroom

6'3" x 6'2" (1.91 x 1.89)



Obscured uPVC double glazed window to side aspect, suite comprising p-shaped bath with rainfall shower over and mixer taps, close coupled w/c, wash hand basin with mixer taps and storage beneath, heated towel rail.

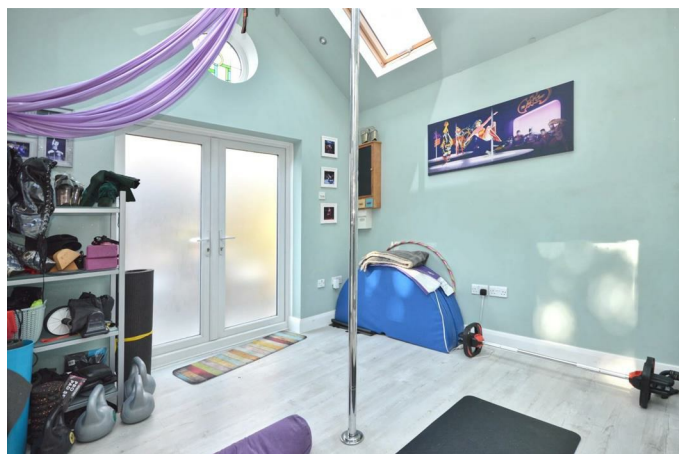
Outside



The front of the property has a gravel driveway providing off street parking for several vehicles and access to the garage. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture. The remainder is laid mainly to lawn with an area of gravel to the rear of the garden. The rear garden is fully enclosed by wooden fencing with a pedestrian gate giving access to the front. Located in the garden is a detached Studio.

Detached Studio

10'8" x 10'8" (3.26 x 3.26)



uPVC double glazed window to side aspect, 4 Velux windows, uPVC double glazed French doors to garden, spot lights, wood effect flooring, electric radiator.

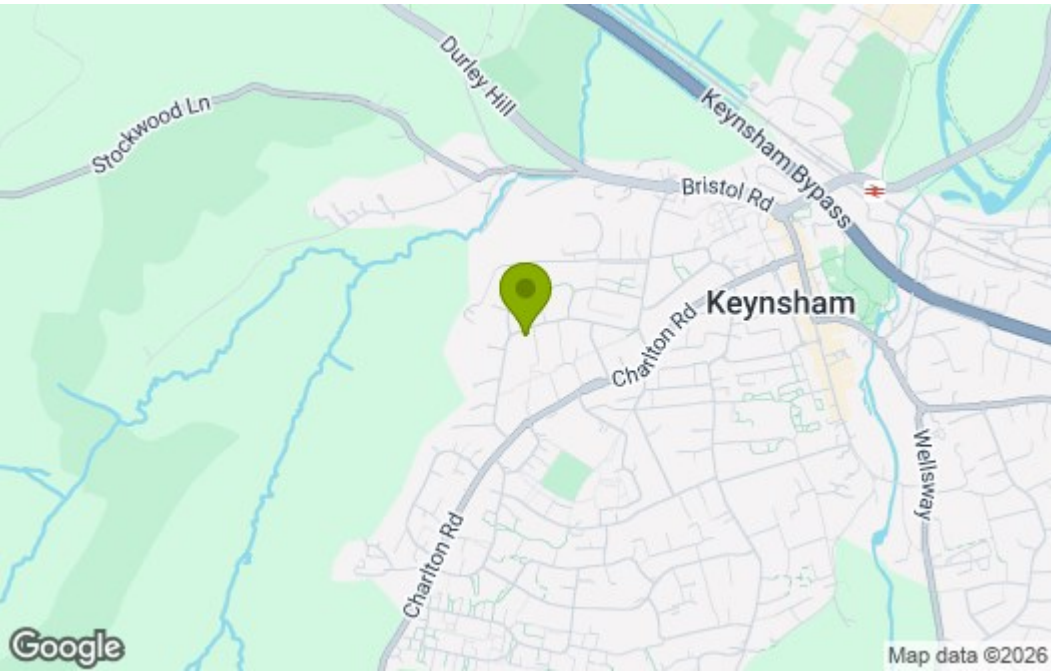
Directions

Sat Nav BS31 2HW

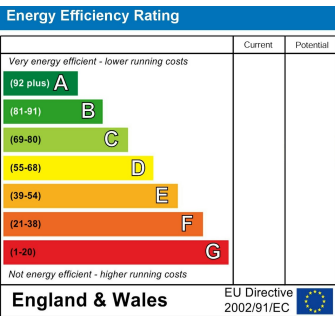
Floor Plan



Area Map



Energy Efficiency Graph



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