



## 11 Abbotswood Close

Keynsham, Bristol, BS31 1FR

£1,900 PCM



PLEASE DO NOT CALL - SHOULD YOU WISH TO ARRANGE A VIEWING, PLEASE EMAIL THE AGENT AND WE WILL SEND AN APPLICATION FORM WHICH IS REQUIRED TO BE COMPLETED AND RETURNED PRIOR TO VIEWING

Nestled at the end of the desirable "The Meadows" development in Keynsham, this splendid four-bedroom detached family home offers a perfect blend of comfort and modern living. With its enviable position adjacent to playing fields, residents can enjoy open views from several rooms, enhancing the sense of space and tranquillity.

Upon entering, you are greeted by a generous entrance hallway that sets the tone for the rest of the home. The ground floor features a full-depth lounge, where French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. The kitchen/dining room is equally impressive, equipped with a range of integrated appliances, making it an ideal space for family gatherings and entertaining guests. A convenient WC completes the ground floor layout.



## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY

Built in storage cupboard, radiator, power points, stairs rising to first floor landing, doors to rooms.

#### LOUNGE 16'4" x 11'1" (5m x 3.4m )

Double glazed window to front aspect, double glazed French doors to rear aspect overlooking and providing access to rear garden, radiators, power points.

#### KITCHEN/DINING ROOM 16'4" x 11'5" (5m x 3.5m )

Double glazed window to front aspect, double glazed window to rear aspect, double glazed door to rear aspect providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven, four ring gas hob with extractor fan over, integrated fridge/freezer, dishwasher, washing machine, wall mounted gas boiler, power points, splashbacks to all wet areas. Dining area offering ample space for family sized dining table and benefitting from a radiator and power points.

#### WC

Modern matching two piece suite comprising wash hand basin with mixer tap over, low level WC, radiator, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING

Built in storage cupboard housing tumble dryer, radiator, power points, doors to rooms.

#### BEDROOM ONE 11'5" x 10'5" (3.5m x 3.2m )

Double glazed window to front aspect, radiator, power points, door to en suite shower room.

#### EN SUITE SHOWER ROOM 5'6" x 5'2" (1.7m x 1.6m )

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM TWO 10'5" x 9'6" (3.2m x 2.9m )

Double glazed window to front aspect, radiator, power points.

#### BEDROOM THREE 9'6" x 8'10" (2.9m x 2.7m )

to maximum points. Double glazed window to front aspect, built in storage cupboard, radiator, power points.

#### BEDROOM FOUR 10'5" narrowing to 8'2" x 6'10" (3.2m narrowing to 2.5m x 2.1m)

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BATHROOM 6'6" x 5'6" (2m x 1.7m )

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower off main supply over, radiator, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to slate chippings, gated path leading to rear garden, path leading to front door.

#### REAR GARDEN

Landscaped rear garden mainly laid to slate chippings with several patios ideal for al fresco dining, artificial raised grass lawn, fenced boundaries, timber shed.

#### GARAGE

Single garage located nearby within a block.

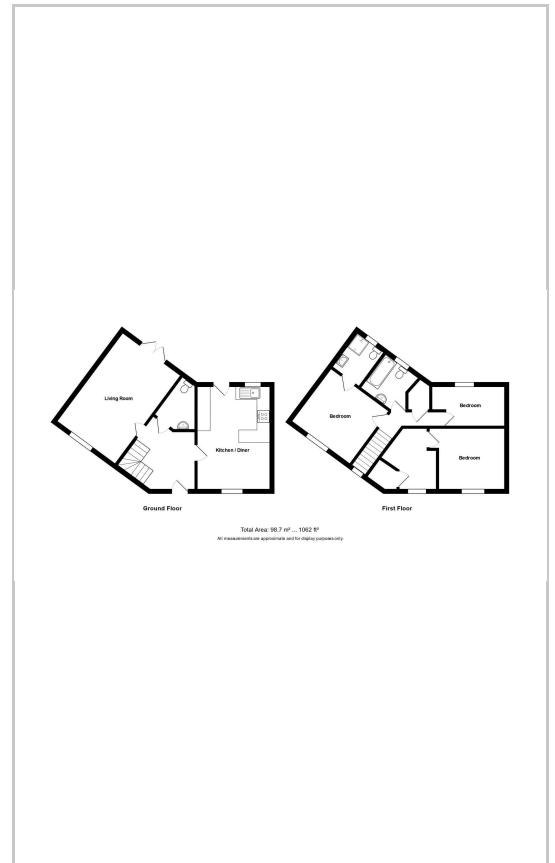
#### OFF STREET PARKING

Allocated off street parking for one vehicle situated in front of garage.

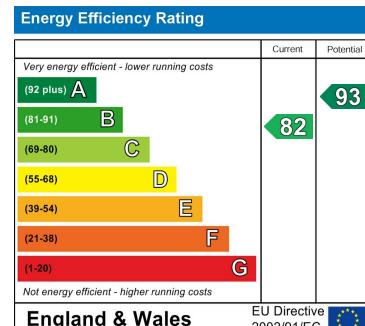
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.