



## 39 Nunney Close, Bristol, BS31 1XG

### Offers In The Region Of £495,000

Nestled in the charming area of Nunney Close, Keynsham, Bristol, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a well-fitted kitchen, ideal for those who enjoy cooking and entertaining. The modern wet room adds a touch of luxury and practicality, catering to the needs of a busy household.

Surrounded by pretty established gardens, this home provides a serene outdoor space for relaxation and enjoyment. The west-facing garden is particularly appealing, as it offers ample sunlight throughout the day, making it an excellent area for entertaining family and friends during the warmer months. The split-level rear garden adds character and depth to the outdoor space, allowing for various landscaping possibilities.

Additionally, the property includes a garage, providing secure storage or parking options. With no onward chain, this bungalow presents a straightforward opportunity for prospective buyers, allowing for a smooth transition into your new home.

This residence is not just a home; it is a sanctuary that invites you to create lasting memories. Whether you are a family seeking a peaceful retreat or a couple looking to downsize, this bungalow in Keynsham is a wonderful choice. Do not miss the chance to make this charming property your own.

uPVC front door into hallway

### Hallway



Coving, access to loft access, single radiator, storage cupboard with hanging rail and shelving, cupboard housing Ideal Mexico gas boiler, airing cupboard housing hot water tank, doors to

### Sitting Room

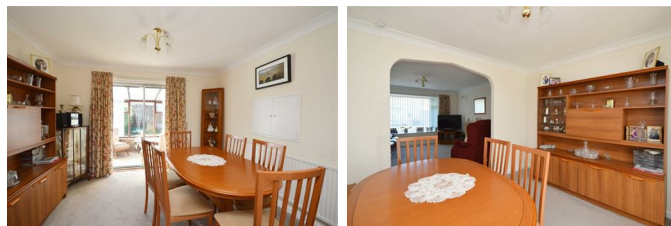
14'9" x 10'11" (4.50 x 3.35)



uPVC double glazed feature bay window to front aspect, coving, wall lights, double radiator, living flame gas fire with stone surround and mantle over, archway leading to

### Dining Room

10'3" x 10'11" (3.13 x 3.35)



### Conservatory

9'2" x 10'11" (2.81 x 3.35)



Windows to side aspect, polycarbonate roof, light, double doors to rear garden,

### W/C



Obscured uPVC double glazed window to front aspect, low level w/c, wash hand basin with storage beneath, single radiator,

### Kitchen

8'11" x 11'2" (2.72 x 3.41)



Obscured uPVC double glazed door to rear garden, uPVC double glazed window to rear aspect, single radiator, tiled flooring, a range of wall and floor units with rolled edge worksurface over, single stainless steel sink drainer unit with mixer tap over, four ring Kenwood gas hob with extractor fan over, Kenwood electric integrated oven with grill, integrated fridge, space and plumbing for washing machine, dishwasher and low level freezer, storage cupboards, coving.

### Master Bedroom

12'11" x 11'4" (3.95 x 3.46)



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

### Bedroom Two

9'5" x 12'0" (2.88 x 3.67)



uPVC double glazed window to rear aspect, single radiator, fitted sliding wardrobes with shelving and hanging space.

### Bedroom Three

10'9" x 6'9" (3.29 x 2.06)



uPVC double glazed window to front aspect, single radiator.

### Wet Room

6'9" x 7'6" (2.08 x 2.30)



uPVC double glazed window to side aspect, wet room flooring with central drainage, Mira electric shower, low level WC, pedestal wash hand basin, shaver point, fully tiled walls, chrome heated towel rail, spotlights.

### Outside



Front garden is laid mainly to lawn with a range of established plants and shrubs, there is pedestrian access to rear via two wooden gates located each side of the property. The westerly facing rear garden has a patio area immediately adjacent to the property ideal for al fresco dining, a step leads to a small level lawn area with an established fruit tree, shrubs and plants, there is a further decking area ideal for garden furniture. The rear garden is enclosed by wooden feathered edge fencing along with a brick wall, there is a pedestrian gate giving access to Manor Playing Field.

### Garage

Single garage, up and over door, door to side access, power and light,

### Directions

Sat NAV BS31 1XG

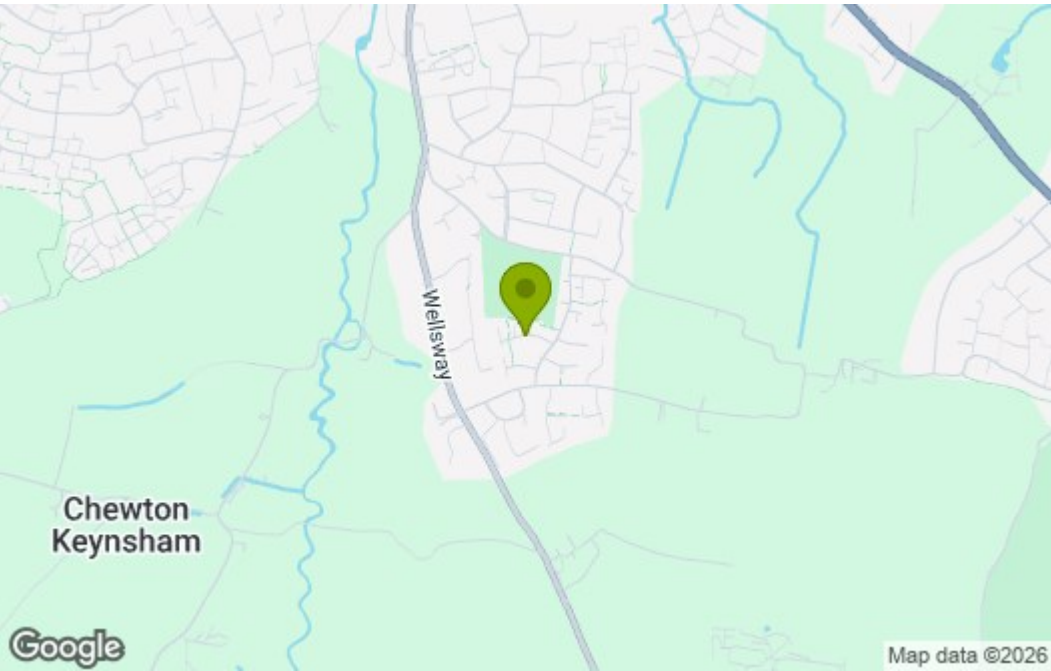
Floor Plan

Ground Floor  
Approx. 113.8 sq. metres (1225.4 sq. feet)

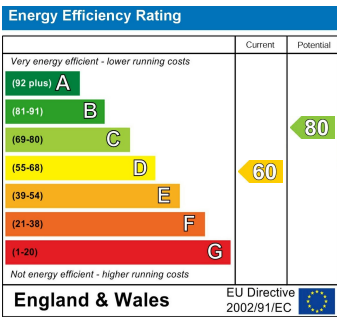


Total area: approx. 113.8 sq. metres (1225.4 sq. feet)  
**39 Nunney Close, Keynsham**

Area Map



Energy Efficiency Graph



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