



## Flat 28, The Hydes Back Lane, Keynsham, BS31 1DG

### Offers In The Region Of £340,000

Nestled on Back Lane in the charming town of Keynsham, this immaculately presented two-bedroom ground floor retirement apartment offers a delightful living experience. Spanning an impressive 818 square feet, the property boasts a light and airy atmosphere, making it a perfect retreat for those seeking comfort and convenience.

The apartment features a well-appointed reception room, ideal for relaxation or entertaining guests. With two spacious bedrooms and two shower rooms, it provides ample space for both residents and visitors. The thoughtful design ensures that every corner of the home is utilised effectively, creating a warm and inviting environment.

Situated in a small development, this property is conveniently located near Keynsham High Street and the picturesque Memorial Park, allowing residents to enjoy the best of both town and nature. The development itself offers a range of excellent amenities, including a laundry room, communal lounge, dining area, conservatory, and beautifully landscaped gardens that provide lovely views towards the park.

Entrance via front door into

### Hallway

Coving, dado rails, storage cupboard with shelving, airing cupboard housing hot water tank with wooden shelving for linen, electric heater, doors to

### Shower Room

7'2" x 5'4" (2.20 x 1.65)



Suite comprising concealed cistern w/c, wash hand basin with mixer taps over, tiled splash backs, storage cupboards, mirror with light over, fully tiled corner shower cubicle with sliding glazed doors and mains Mira Excel shower over, extractor, wall mounted electric heater, light.

### Sitting/Dining Room

17'1" x 16'9" (5.23 x 5.13)



Dual aspect uPVC double glazed windows to both side and rear aspects, uPVC double glazed pedestrian door with side panel giving access to the patio and rear garden, two electric radiators, wall lights, ceiling roses, coving, electric fire with marble hearth, surround and mantel over.

### Kitchen

10'7" x 8'0" (3.25 x 2.46)



uPVC double glazed window to side aspect, a range of wall and floor units with worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps, tiled splash backs, 4 ring Neff hob with extractor hood over, built in Neff oven and grill with integrated Neff microwave over, integrated fridge and freezer, washing machine and Neff slimline dishwasher.

### Master Bedroom

12'4" x 10'2" (3.78 x 3.11)



uPVC double glazed window to rear aspect enjoying pleasant views over the gardens, electric radiator, coving, built in wardrobe with hanging rail and shelving, door to



### En Suite Shower Room



Suite comprising concealed cistern w/c, wash hand basin with mixer tap over, storage cupboards with countertop over, part tiled, wet room style floor with drain and mains shower over, electric heated towel rail, wall mounted electric heater, light.

### Bedroom Two

11'11" x 8'4" (3.65 x 2.56)

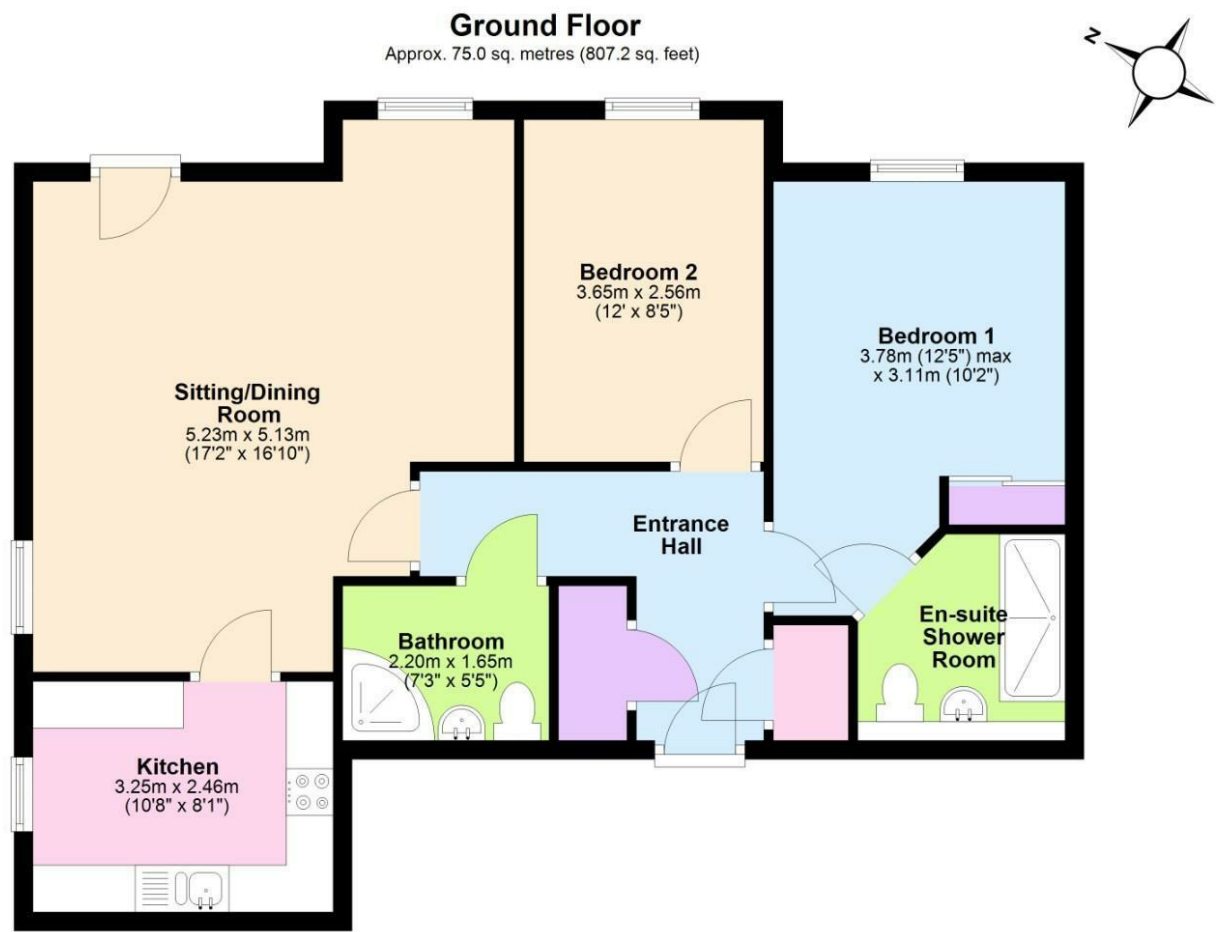


uPVC double glazed window to rear aspect, wall mounted electric radiator, space for wardrobes, coving.

### Directions

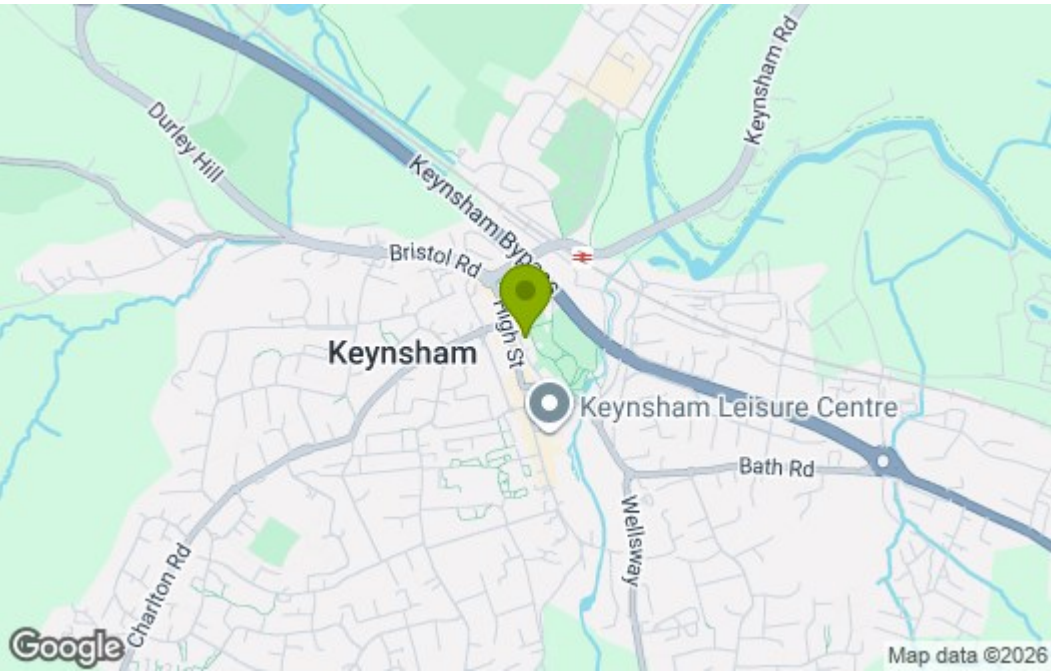
Sat Nav BS31 1DG

Floor Plan

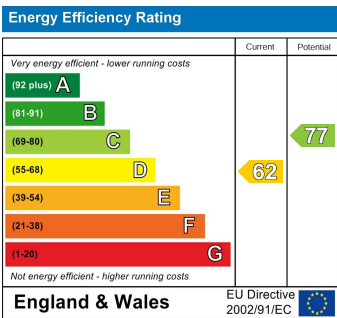


Total area: approx. 75.0 sq. metres (807.2 sq. feet)  
**28 The Hydes , Back Lane, Keynsham**

Area Map



Energy Efficiency Graph



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