



## 45 Bath Road, Bristol, BS31 1SL

**£725,000**

Nestled on Bath Road in the charming town of Keynsham, Bristol, this substantial detached house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms and three inviting reception rooms, this property offers ample space for both relaxation and entertaining.

The ground floor features a thoughtfully designed rear single-storey extension, enhancing the living area and providing a seamless flow throughout the home. With a separate entrance to one of the downstairs reception rooms, there is potential for creating an annex, perfect for accommodating guests or extended family.

The property is situated within a well-regarded school catchment area, notably Wellsway School, making it an ideal choice for families with children. Additionally, the location offers convenient transport links to both Bristol and Bath, along with a variety of local shops and amenities just a stone's throw away.



Entrance via front door into

### Hallway

14'7" x 6'5" (4.45 x 1.98)



Stairs rising to first floor landing, 2 single radiators, 2 slimline obscured leaded double glazed windows to front aspect, wood effect flooring, multi glazed double doors to

### Sitting Room

23'9" x 11'11" (7.25 x 3.65)



Leaded double glazed windows to front aspect, large single radiator, small single radiator, wall lights, exposed wooden beams, feature living flame gas fire with tiled hearth and brick chimney stack and surround, wooden inglenook style fire place over, archway with mall step down to inner hallway, opening to family/dining room.

### Inner Hallway

Obscured uPVC leaded double glazed door to front aspect, storage cupboard with shelving, coving, inset spots, door to

### Family/Dining Room

20'9" x 11'10" (6.33 x 3.61)



uPVC sliding doors to garden, uPVC double glazed window to side aspect, 3 Velux windows, large double radiator, tiled flooring, wall lights, opening kitchen/breakfast room, door to

### Utility Room

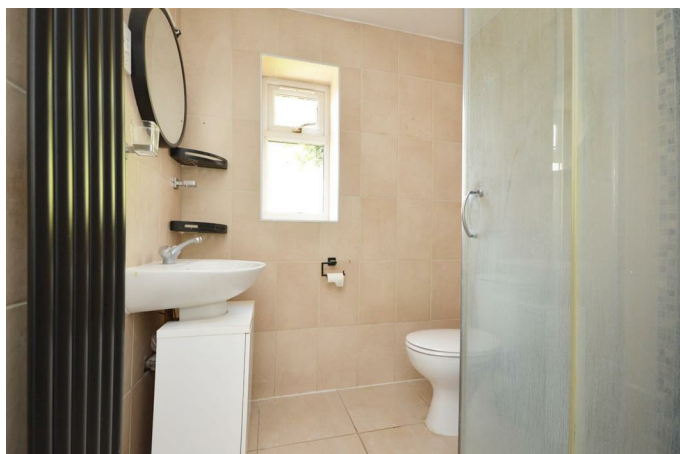
5'10" x 5'7" (1.79 x 1.71)



uPVC leaded double glazed pedestrian door to side aspect, uPVC double glazed window to side aspect, small single radiator, tiled flooring, a range of wall units, worksurface space, space and plumbing for white goods including full sized washing machine and tumble drier, door to

### Downstairs Shower Room

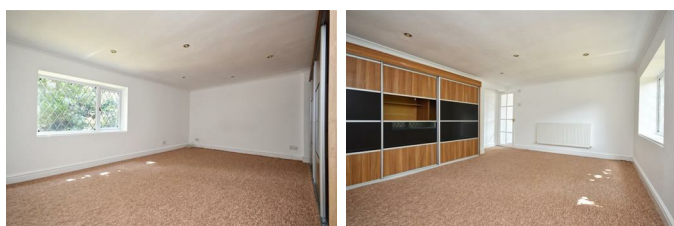
5'10" x 5'10" (1.80 x 1.79)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with mixer taps over and storage beneath, wall mounted heated towel rail, tiled flooring, fully tiled shower cubicle with sliding glazed doors and mains shower over.

### Office/Studio

15'5" x 11'8" (4.71 x 3.56)



Single radiator, uPVC leaded double glazed window to front aspect, coving, inset spots, a range of fitted wardrobes with hanging rail and shelving.

### Kitchen/Breakfast Room

25'5" x 16'1" (7.76 x 4.91)



Leaded double glazed windows to both front and side aspects, single radiator, small double radiator, part tile effect flooring, a range of wall and floor units with worksurfaces over, single stainless steel sink drainer unit with mixer taps over, space for dishwasher, 5 ring Smeg gas hob with splash backs and extractor hood over, floor mounted gas Baxi boiler, space for freestanding fridge freezer, built in Smeg oven and grill.

### First Floor Landing



Leaded double glazed window to side aspect, single radiator, coving, access to loft space, airing cupboard housing hot water tank and shelving for linen, doors to

### Master Bedroom

12'8" x 10'11" (3.87 x 3.34)



Leaded double glazed windows to front aspect, single radiator, a range of built in storage cupboards with drawers and hanging rail, coving, wall light.



### Bedroom Two

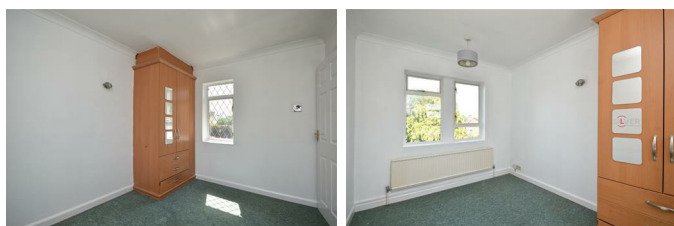
11'0" x 10'8" (3.36 x 3.27)



Double glazed window to rear aspect, single radiator, coving, wall light, fitted wardrobes and drawers with hanging rail and shelving.

### Bedroom Three

11'0" x 7'10" (3.36 x 2.39)



Double glazed windows to both front and rear aspects, coving, wall light, single radiator, built in storage cupboards with hanging rail and shelving.

### Bedroom Four

8'6" x 7'4" (2.61 x 2.26)



Leaded double glazed window to front aspect, single radiator, coving.

### Family Shower Room

7'9" x 7'4" (2.38 x 2.24)



Two obscured double glazed windows to rear aspect, suite comprising concealed cistern w/c, wash hand basin with mixer taps over and storage beneath, corner shower cubicle with sliding glazed doors and mains shower over, chrome heated towel rail, part tiled walls.

### Outside



The front of the property is accessed via 5-bar wooden gates onto the driveway providing off street parking for a number of vehicles, the remainder is laid mainly to a level lawn with mature borders containing shrubs and evergreen trees. There is an established magnolia tree. The front is enclosed mainly by stone walling. The rear garden is a huge benefit to the property being laid mainly to lawn with steps leading down to a patio ideal for garden furniture. There are a number of established trees and shrubs providing a good degree of privacy. The rear garden is enclosed mainly by wooden fencing with concrete posts and gravel boards and a brick built wall with coping stone. There is a garage situated at the end of the garden which can be accessed via a pedestrian gate. The access for this is from Reynolds Close.

### Detached Single Garage

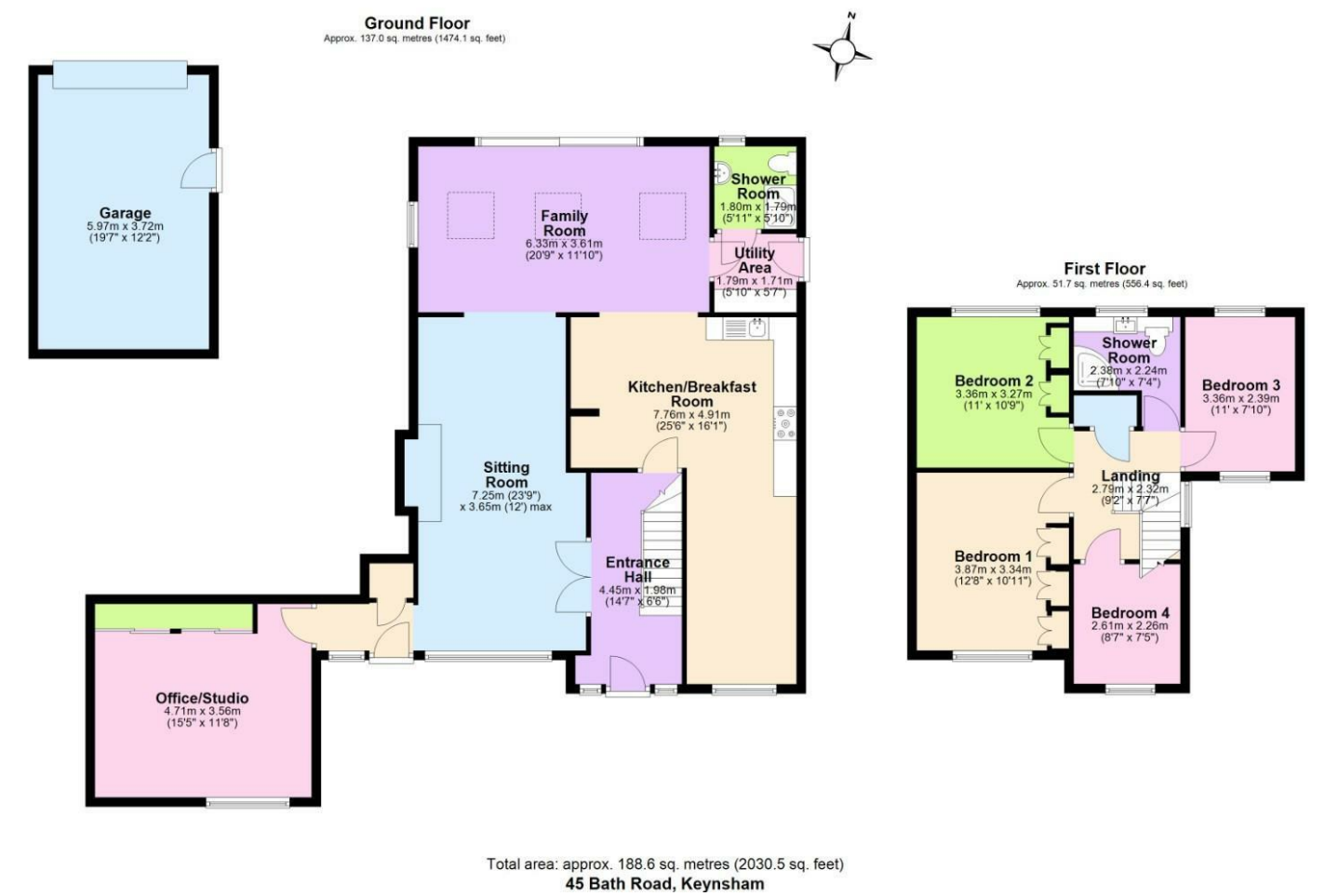
19'7" x 12'2" (5.97 x 3.72)



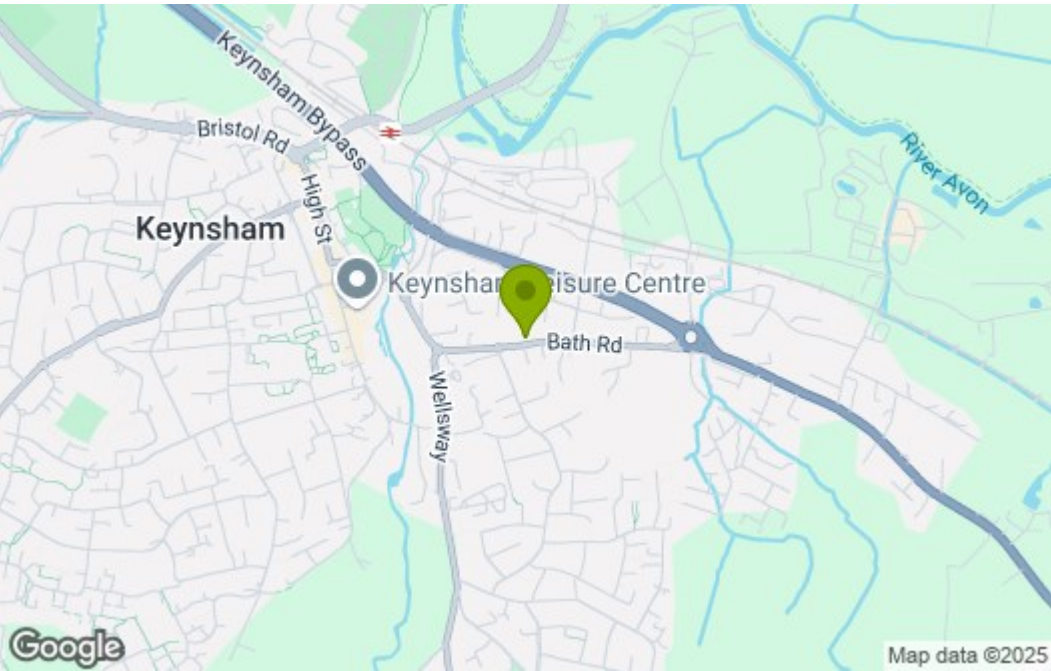
### Directions

Sat Nav BS31 1SL

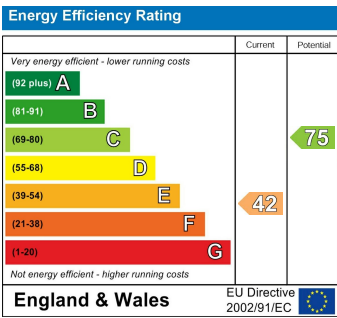
Floor Plan



Area Map



Energy Efficiency Graph



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