



59 Hurn Lane, Bristol, BS31 1RS

Offers Over £450,000

****NO ONWARD SALES CHAIN**** Nestled on Hurn Lane in the charming town of Keynsham, this immaculately presented two-bedroom detached bungalow offers a delightful blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from local shops and essential amenities, making daily life both easy and enjoyable.

Upon entering the property, one is greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen and bathroom further enhance the functionality of this lovely home. The bungalow is designed to a high standard throughout, ensuring a warm and inviting atmosphere.

The property benefits from gas-fired central heating and uPVC double glazing, providing both warmth and energy efficiency. Outside, the well-stocked front and rear gardens offer a tranquil retreat, perfect for gardening enthusiasts or those seeking a peaceful outdoor space. Additionally, off-street parking and a single garage provide practical solutions for vehicle storage and convenience.

This bungalow is an ideal choice for those seeking a low-maintenance lifestyle without compromising on quality or location. Whether you are a first-time buyer, downsizing, or looking for a serene place to call home, this property is sure to impress. Do not miss the opportunity to make this delightful bungalow your own.

Entrance via front door into

Porch

7'1" x 5'9" (2.17 x 1.76)



uPVC double glazed window to front aspect, inset spots, electric radiator, further door with obscured glazed side panels into

Hallway



Access to loft space, double radiator, cupboard housing Worcester Green Star boiler with shelving for linen, doors to

Sitting Room

15'6" x 14'11" (4.74 x 4.56)



Dual aspect uPVC double glazed windows to both front and side aspects, double radiator, coving, living flame gas fire with surround, hearth and mantel over, archway to dining area.

Dining Room

10'11" x 7'4" (3.34 x 2.25)

uPVC double glazed window to side aspect, double radiator, coving, further double doors to Conservatory.

Conservatory

13'4" x 7'11" (4.08 x 2.43)



Double glazed patio doors to rear garden, uPVC double glazed windows to rear aspect, tiled flooring, electric wall mounted radiator, central ceiling fan with light.

Kitchen

10'10" x 7'7" (3.32 x 2.33)



Obscured double glazed door to rear garden, uPVC double glazed window to rear aspect, tiled flooring, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl sink drainer unit with mixer taps over, tiled splash backs, Neff integrated dishwasher, integrated washing machine and fridge freezer, space for electric cooker with extractor hood with light over, single radiator, inset spots, under unit lighting.

Master Bedroom

12'11" x 10'11" (3.94 x 3.33)



uPVC double glazed window to rear aspect, double radiator, a range of fitted wardrobes and drawers, coving.

Bedroom Two

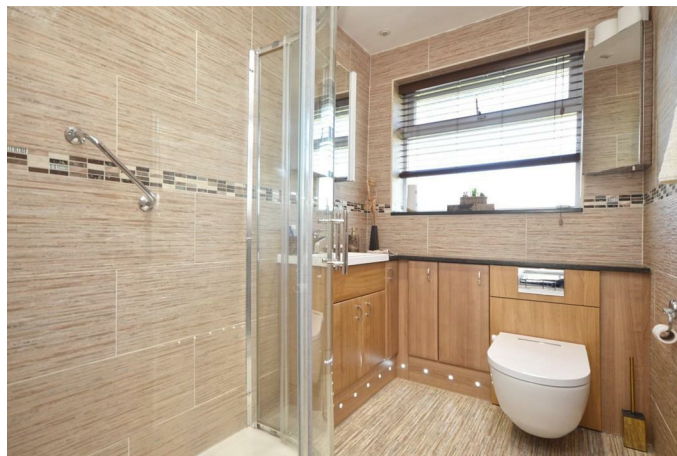
12'11" x 8'11" (3.94 x 2.72)



uPVC double glazed window to front aspect, double radiator, a range of fitted wardrobes and drawers.

Bathroom

7'8" x 5'3" (2.35 x 1.61)



Obscured uPVC double glazed window to rear aspect, fully tiled, tiled flooring, chrome heated towel rail, "Intelligent closestool w/c, wash hand basin with chrome mixer tap over, a range of storage cupboards, mirror with light, corner shower cubicle with sliding glazed doors and mains shower with separate shower attachment over, inset spots, extractor, sensor controlled light

Outside



The front of the property has a driveway providing off street parking and access to a good sized single garage, a pathway leads to the front door, the remainder is laid mainly to lawn with slightly raised borders containing a mixture of plants and shrubs. The front is partly enclosed by a low level wall with decorative fencing and trellis. There is pedestrian access to the rear garden on both sides. The well maintained rear garden has a slabbed path adjacent to the rear of the property with a small patio, the remainder is laid to artificial lawn for ease of maintenance. A hot tub and wooden shed are also included in this sale along with a wooden store which is accessed via a wooden gate. There is a further patio area ideal for garden furniture located at the back of the garden with a hexagonal greenhouse which is also included in sale. There some slightly raised borders containing some bulbs, plants and shrubs. The rear garden is enclosed by part brick wall, part featheredge fence and an established well trimmed laurel hedge which offers a decent degree of privacy.

Single Garage

Electric roller door, power and light is connected.

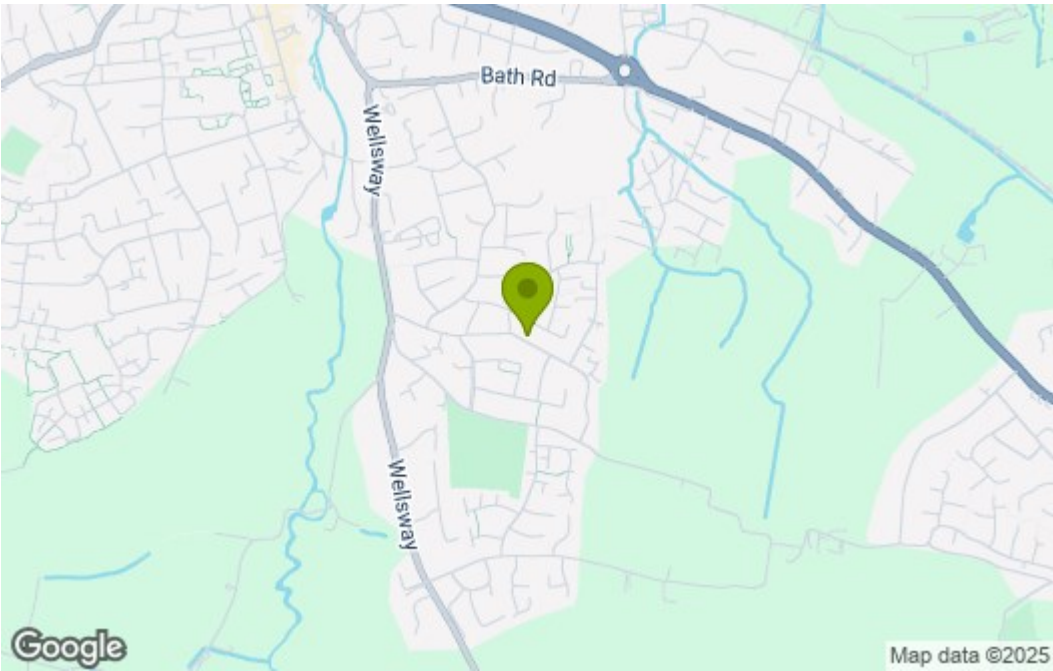
Directions

Sat Nav BS31 1RS

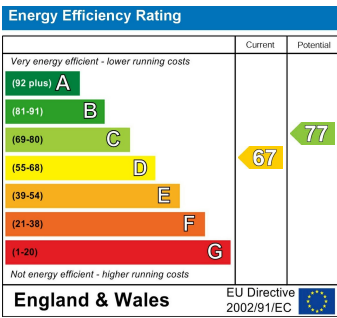
Floor Plan



Area Map



Energy Efficiency Graph



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