



155 Park Road, Bristol, BS31 1AS

Offers In The Region Of £450,000

Nestled on Park Road in the charming town of Keynsham, Bristol, this impressive five-bedroom end of terrace house offers a perfect blend of space and comfort. The property has been thoughtfully extended, providing ample room for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a delight, while the modern bathroom and convenient downstairs shower room add to the practicality of the home.

The property boasts double glazing throughout, ensuring a warm and energy-efficient environment. Step outside to discover a beautifully maintained enclosed rear garden, perfect for outdoor gatherings or simply enjoying a quiet moment in nature. Additionally, the driveway provides off-street parking, a valuable asset in this desirable area.

Located in close proximity to Keynsham High Street, residents will benefit from easy access to a variety of local shops and amenities, enhancing the convenience of daily life. This property is not just a house; it is a wonderful family home waiting to be cherished. With its spacious layout and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community.

Entrance via front door into

Hallway

Stairs rising to first floor landing, understairs storage cupboard, single radiator, doors to

Dining Room/Bedroom Six

10'2" x 10'0" (3.12 x 3.05)



uPVC double glazed window to front aspect, single radiator, spotlights.

Sitting Room

20'8" x 11'4" (6.31 x 3.47)



uPVC double glazed window to front aspect, uPVC double glazed patio doors opening to rear garden, double radiator, single radiator.

Kitchen/Breakfast Room

19'1" x 9'8" (5.83 x 2.97)



uPVC double glazed window to rear aspect, uPVC double glazed door opening to rear garden, further uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and gas hob with extractor over, integrated dishwasher, space for American style fridge freezer, open plan into

Dining Area

10'2" x 10'0" (3.12 x 3.05)

Double radiator, floor units with worksurface over, space and plumbing for washing machine, spotlights, door to

Downstairs Shower Room



Obscured uPVC double glazed window to rear aspect, close coupled w/c, pedestal wash hand basin with taps over, single radiator, shower cubicle.

First Floor Landing

Doors to

Master Bedroom

12'0" x 11'11" (3.68 x 3.65)



uPVC double glazed window to front aspect, single radiator, storage cupboard housing hot water tank.

Bedroom Two

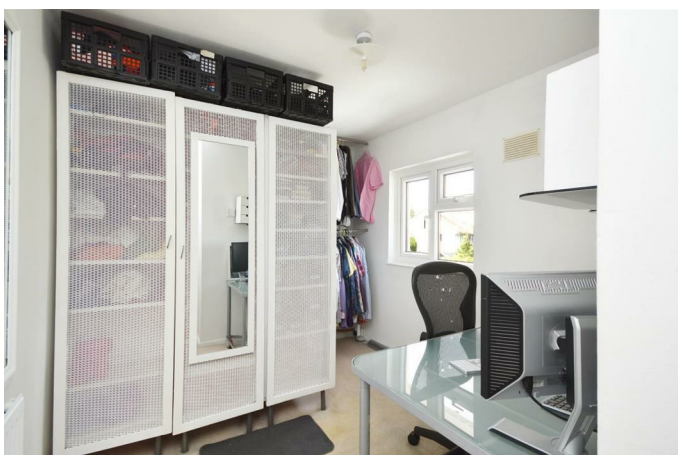
9'10" x 9'10" (3.02 x 3.01)



uPVC double glazed window to front aspect, single radiator.

Bedroom Three

10'0" x 9'9" (3.05 x 2.98)



uPVC double glazed window to rear aspect, dressing area with hanging rails, single radiator.

Bedroom Four

10'1" x 8'4" (3.08 x 2.56)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Five

9'1" x 8'1" (2.78 x 2.48)



uPVC double glazed window to front aspect.

Family Bathroom

8'1" x 5'2" (2.47 x 1.58)



Obscured uPVC double glazed window to rear aspect, paneled bath with shower attachment over, pedestal wash hand basin with taps over, close coupled w/c, spotlights, heated towel rail.

Outside



The front of the property has a driveway providing off street parking for several vehicles, the remainder is laid to gravel for ease of maintenance. The rear garden has a patio area immediately adjoining the property ideal for garden furniture, the remainder is laid mainly to lawn. A garden shed is also included in the sale. The rear garden is fully enclosed by walling, fencing and hedging.

Directions

Sat Nav BS31 1AS

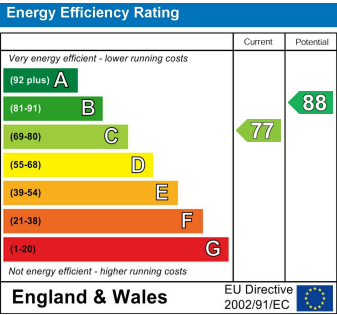
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.