



10 St. Clements Road, Bristol, BS31 1AF

£400,000

Nestled on St. Clements Road in the charming town of Keynsham, Bristol, this immaculately presented terraced house offers a delightful blend of modern living and convenience. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The home features a welcoming reception room, ideal for relaxation or entertaining guests and a beautiful free standing woodburning stove is also included in the sale!

One of the standout features of this property is the loft extension, which has been thoughtfully designed to create a master bedroom complete with a stylish wet room. This addition not only enhances the living space but also adds a touch of luxury to everyday life. The recently refitted kitchen is both functional and aesthetically pleasing, making it a joy to prepare meals.

The property benefits from gas-fired central heating and uPVC double glazing, ensuring warmth and comfort throughout the year. Outside, you will find an enclosed, low-maintenance rear garden that faces west, perfect for enjoying the afternoon sun. Additionally, off-street parking is available for two vehicles, a rare find in this area. Conveniently located, this home is just a short stroll from Keynsham High Street, where

Entrance via composite front door into

Porch

2'1" x 5'4" (0.65 x 1.63)

Feature circular window to side aspect, fitted shelving, double radiator, tiled flooring, double doors into

Sitting Room

13'10" x 17'0" (4.24 x 5.20)



uPVC double glazed window to front aspect, single radiator, stairs rising to first floor with understairs storage cupboard, freestanding woodburning stove, LVT flooring, opening into

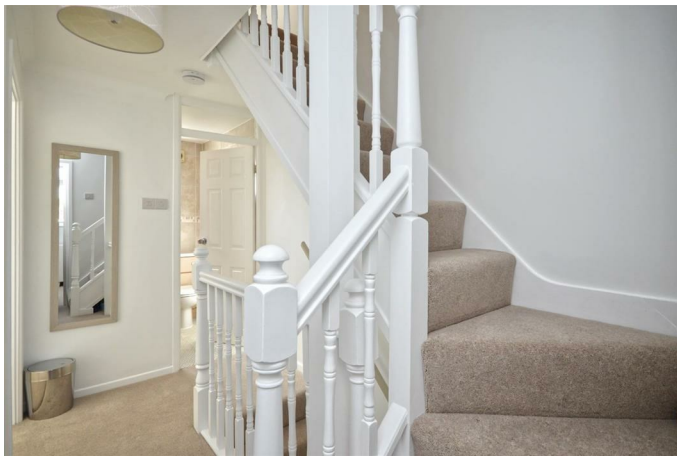
Kitchen/Dining Room

8'11" x 16'11" (2.73 x 5.16)



uPVC double glazed window to rear aspect, uPVC double glazed patio doors to rear garden, a recently refitted kitchen with a range of wall and floor units with worksurface over, sink drainer unit with mixer tap over, integrated fridge freezer, integrated pull out pantry unit, space and plumbing for washing machine and dishwasher, integrated AEG double oven, AEG induction hob with extractor over, cupboard housing Vaillant combination boiler, LVT flooring.

First Floor Landing



Stairs rising to second floor, doors to

Bedroom Two

13'11" x 10'3" (4.25 x 3.14)



uPVC double glazed window to front aspect, double radiator, fitted wardrobes with hanging rail.

Bedroom Three

8'11" x 11'2" (2.73 x 3.42)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Four

6'11" x 6'4" (2.11 x 1.95)



uPVC double glazed window to front aspect, double radiator.

Family Bathroom

5'3" x 7'5" (1.62 x 2.27)



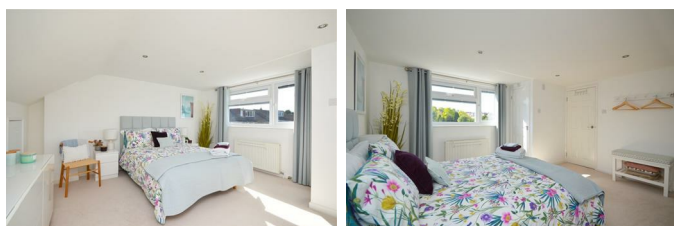
Obscured uPVC double glazed window to rear aspect, suite comprising jacuzzi bath with shower attachment over, wash hand basin with mixer tap over, close coupled w/c, heated towel rail.

Second Floor

Door to

Master Bedroom

13'1" x 13'8" (3.99 x 4.18)



uPVC double glazed window to rear aspect, double radiator, fitted eaves storage space, door to

Wet Room



Obscured uPVC double glazed window to rear aspect, close coupled w/c, wet room style flooring with central drain and shower attachment, pedestal wash hand basin with mixer tap, spot light, fully tiled walls.

Outside



The front of the property has a block paved driveway providing off street parking for 2 vehicles. The westerly facing rear garden is extremely well presented with a patio area immediately adjoining the property ideal for garden furniture, a step up leads to the remainder which is laid to artificial lawn for ease of maintenance. The rear garden is fully enclosed by concrete walls with a pedestrian gate providing access.

Directions

Sat nav BS31 1AF

Floor Plan

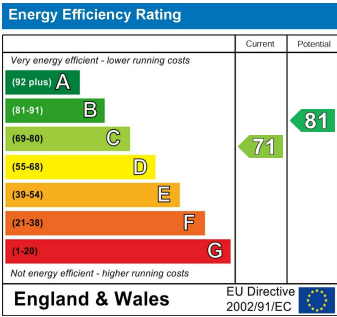


Total area: approx. 98.5 sq. metres (1060.6 sq. feet)
10 St clements Rd, Bristol

Area Map



Energy Efficiency Graph



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