



18 Manor Road, Bristol, BS31 1RG

Offers Over £550,000

Nestled on Manor Road in the charming town of Keynsham, Bristol, this stunning three-bedroom semi-detached house offers a perfect blend of modern living and traditional charm. The property boasts elegant bay windows that enhance its character, while a generous single-storey extension at the rear creates a delightful open-plan living space, ideal for both relaxation and entertaining.

Step outside to discover a beautifully landscaped south-facing rear garden, complete with a stylish wooden framed gazebo, perfect for alfresco dining during those warm summer evenings. The garden also includes an artificial lawn, ensuring a low-maintenance outdoor area that remains lush and inviting all year round. For those who require a dedicated workspace, a well-appointed garden office with a utility area provides an excellent solution.

The interior of the home is presented to an exceptionally high standard, with gas-fired central heating and uPVC double glazing ensuring comfort and energy efficiency throughout. Located within the Wellsway school catchment area, this property is conveniently situated near local shops and amenities, as well as the picturesque Manor Playing Field, making it an ideal choice for families.

Entrance via composite front door into

Hallway



Stairs rising to first floor landing, radiator, space for coats, storage area downstairs with shelves for shoes, additional storage cupboard for coats, doors to

Sitting Room

13'1" x 11'1" (3.99 x 3.40)



uPVC double glazed feature bay window to front aspect with fitted shutters, 2 storage cupboards in recesses either side of chimney breast, wall mounted radiator.

Downstairs W/C



Obscured uPVC double glazed window to side aspect, suite comprising close coupled w/c, single radiator, extractor fan.

Open Plan Kitchen/Dining/Family Room

25'3" x 17'2" (7.70 x 5.24)



uPVC double glazed windows to side and rear aspect, uPVC double glazed patio doors opening to rear garden, a range of wall and floor units with quartz worksurface over, sink unit with mixer tap over, integrated dishwasher, oven and gas hob with fitted extractor over, integrated fridge freezer and washing machine, wall unit housing Vaillant combination boiler, 3 Velux windows to rear aspect, spot lights, under unit lighting, plinth lighting, further radiators in dining and family room with freestanding woodburning stove, storage cupboards and spot lights.

First Floor Landing
6'5" x 6'11" (1.97 x 2.11)



uPVC double glazed window to side aspect, access to loft space with pull down ladder, doors to

Family Bathroom
9'0" x 6'9" (2.76 x 2.06)



Obscured uPVC double glazed window to rear aspect, shower cubicle with shower over, panelled bath with mixer taps over and shower attachment, close coupled w/c, heated towel rail, spot lights.

Master Bedroom
13'3" x 9'10" (4.04 x 3.02)



uPVC double glazed feature bay window to front

aspect with fitted shutters, single radiator, fitted wardrobes.

Bedroom Two
12'5" x 9'10" (3.80 x 3.02)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

Bedroom Three
7'10" x 6'11" (2.41 x 2.13)



uPVC double glazed window to front aspect, single radiator.

Outside



The south facing rear garden has recently been landscaped by the current owners and is extremely well tended. A patio area is immediately adjacent to the property ideal for al fresco dining with a wooden gazebo with roof complete with wood store providing

a sheltered area for entertaining. The remainder is laid to artificial lawn for ease of maintenance. There are several wooden storage sheds located along the side of the property, a pedestrian gate gives access to the front of the property. The rear garden is fully enclosed by wooden fencing. The front of the property is laid to a driveway providing off street parking for several vehicles.

Outdoor Garden Office

17'7" x 8'5" (5.38 x 2.58)



uPVC double glazed patio doors opening to rear garden, storage cupboard, power and light is connected, access to loft space.

Laundry Room

5'6" x 5'10" (1.70 x 1.80)

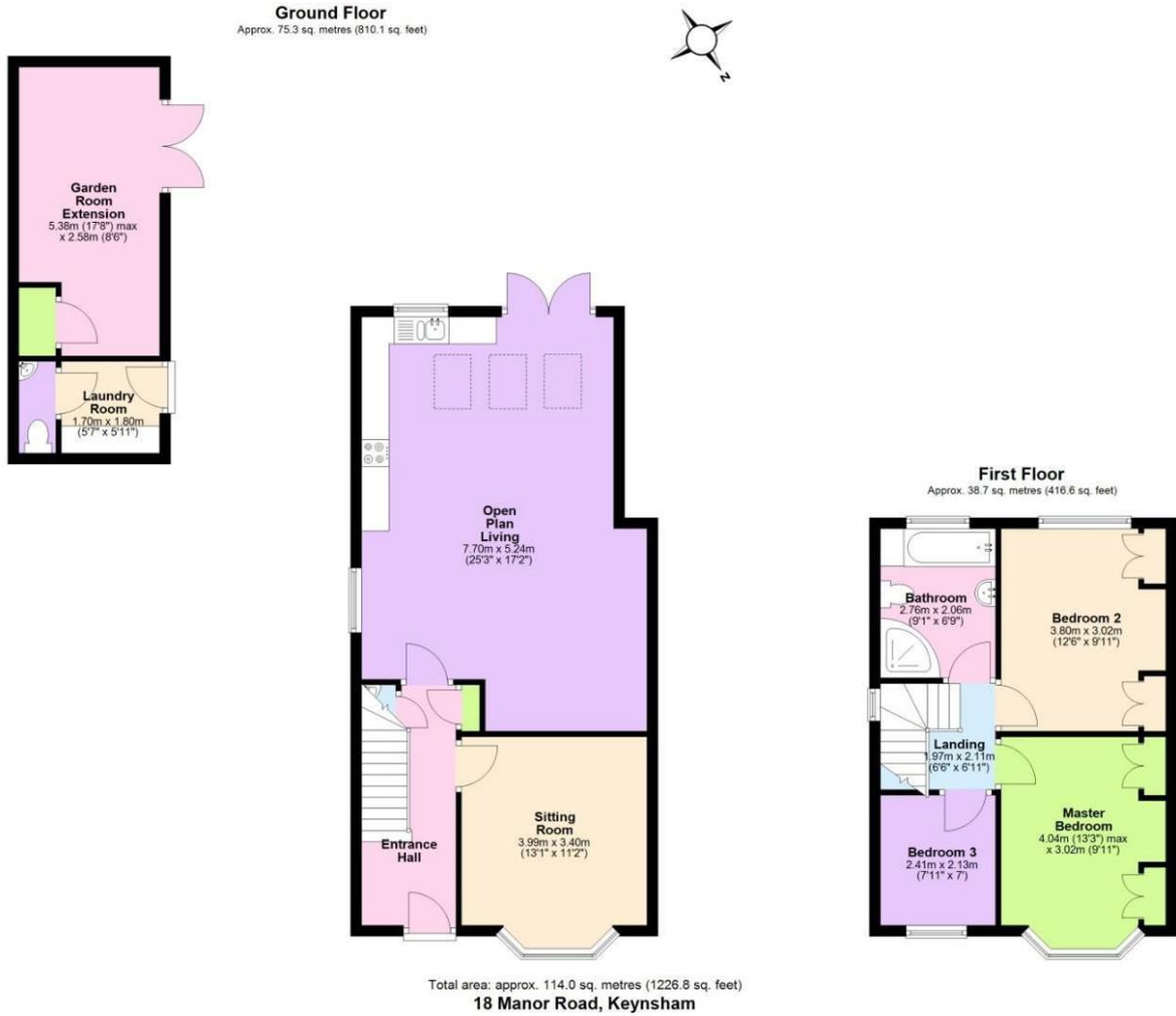
A range of wall and floor units with worksurface over, space for tumble drier, space for fridge freezer, door to outside office, door to

W/C

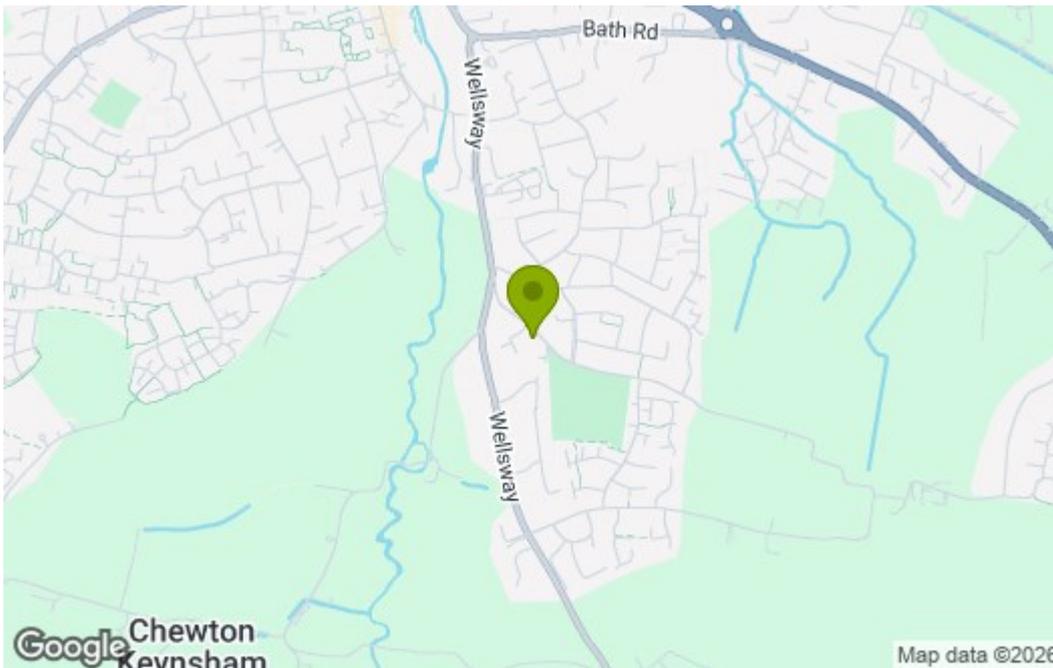


Close coupled w/c, wash hand basin with mixer taps over and storage beneath.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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