



## 6 Hardington Drive, Keynsham, BS31 1YA Offers In The Region Of £750,000

Nestled in the tranquil cul-de-sac of Hardington Drive, Keynsham, this immaculately presented detached house offers a perfect blend of comfort and modern living. This substantial family home spans an impressive 2,154 square feet and features four well-proportioned bedrooms, including a master suite complete with an en suite shower room.

The property boasts three inviting reception rooms, providing ample space for both relaxation and entertaining. A notable highlight is the garage conversion, which has been transformed into a versatile annex featuring an additional bedroom and shower room, ideal for guests or as a private office space.

The mature westerly facing rear garden is a true gem, offering a beautiful outdoor retreat for family gatherings or quiet evenings. The driveway accommodates parking for a couple of vehicles, ensuring convenience for residents and visitors alike.

Entrance via obscured uPVC double glazed front door with obscured glazed side panel giving access into the

### Hallway



Stairs rising to first floor landing, understairs storage cupboard, storage cupboard ideal for hanging coats, additional cupboard with shelving and hanging space, coving, single radiator, doors to

### Downstairs W/C



Tiled flooring, single radiator, low level w/c, wash hand basin with storage beneath and mixer tap over, light and extractor.

### Kitchen/Breakfast Room

10'11" x 12'9" (3.35 x 3.90)



uPVC double glazed window to front aspect, tiled

flooring, double radiator, a range of wall and floor units with worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, space for 4 ring gas hob with extractor and light over, space and plumbing for dishwasher, under unit lighting, space for fridge, peninsular breakfast bar with area for barstools, door to dining room, door to

### Utility Room

10'11" x 4'10" (3.35 x 1.48)



Obscured uPVC double glazed pedestrian door to side aspect, uPVC double glazed window to side aspect, tiled flooring, a further range of wall and floor units with worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splash backs, space and plumbing for automatic washing machine, space for further white goods including tumble drier and freezer, wall mounted Potterton gas boiler, single radiator.

### Dining Room

11'10" x 12'7" (3.62 x 3.84)



uPVC double glazed window to rear aspect enjoying

pleasant views over the rear garden, single radiator, coving, double sliding doors to

### Sitting Room

16'10" x 22'11" (5.14 x 7.01)



uPVC double glazed window to rear aspect, double glazed sliding patio doors to conservatory, coving, 2 large single radiators, living flame gas fire with stone surround, hearth and mantel over.

### Conservatory

8'2" x 10'9" (2.50 x 3.28)



uPVC double glazed French doors opening to patio and rear garden, uPVC double glazed windows to rear and side aspects, glazed roof, tiled flooring, wall lights.

### Annexe

15'0" x 9'8" (4.59 x 2.96)



Two uPVC double glazed windows to front aspect, electric wall mounted heater, door to

### Bedroom

15'0" x 6'11" (4.59 x 2.13)



uPVC double glazed window to side aspect, coving, electric heater, door to

### Shower Room



Obscured uPVC double glazed window to side aspect, low level w/c, pedestal wash hand basin, fully tiled shower cubicle with sliding glazed door and electric Mira Sprint shower over, light, wall mounted electric heater, extractor.

### First Floor Landing



uPVC double glazed windows to front and side aspects, single radiator, access to loft space, double doors to good sized airing cupboard housing hot water tank with wooden shelving for linen, doors to

### Family Bathroom

6'2" x 8'4" (1.90 x 2.55)



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, pedestal wash hand basin with mixer taps over, panelled bath with hinged glazed shower screen and mains Triton shower over, fully tiled walls, single radiator, extractor.

### Master Bedroom

11'11" x 11'7" (3.65 x 3.55)



uPVC double glazed window to rear aspect, large single radiator, sliding wardrobes with hanging rail and shelving, door to

### En suite



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, pedestal wash hand basin, fully tiled shower cubicle with sliding glazed door and mains shower over, single radiator, inset spots.

### Bedroom Two

13'8" x 12'11" (4.18 x 3.96)



uPVC double glazed window to rear aspect, single radiator, a range of fitted sliding wardrobes with hanging rail and shelving.

### Bedroom Three

9'4" x 13'3" (2.86 x 4.04)



uPVC double glazed window to front aspect, single radiator, sliding wardrobes with hanging rail and shelving.

### Bedroom Four

11'3" x 8'9" (3.45 x 2.69)



uPVC double glazed window to rear aspect, single radiator, sliding wardrobes with hanging rail and shelving.

### Outside



The front of the property has a block paved driveway providing off street parking for a couple of vehicles with a raised border containing some mature plants and shrubs. The westerly facing rear garden is a huge benefit to the property. There is pedestrian access from the front to the rear via a wooden gate. Immediately adjacent to the property is a patio area and an area of gravel ideal for al fresco dining, the remainder is laid mainly to a level lawn with a selection of fruit trees and raised borders containing shrubs, spring bulbs, perennials and some mature trees and hedging. The rear garden offers a good degree of

privacy overall with a further patio area at the top of the garden and a small ornamental pond. There is also a further area for growing fruit etc. Two garden sheds and a greenhouse are also included in the sale. The rear garden is enclosed by part wood panel fencing and featheredge fencing. To the side of the property is a paved area ideal for storing bins.

**Directions**

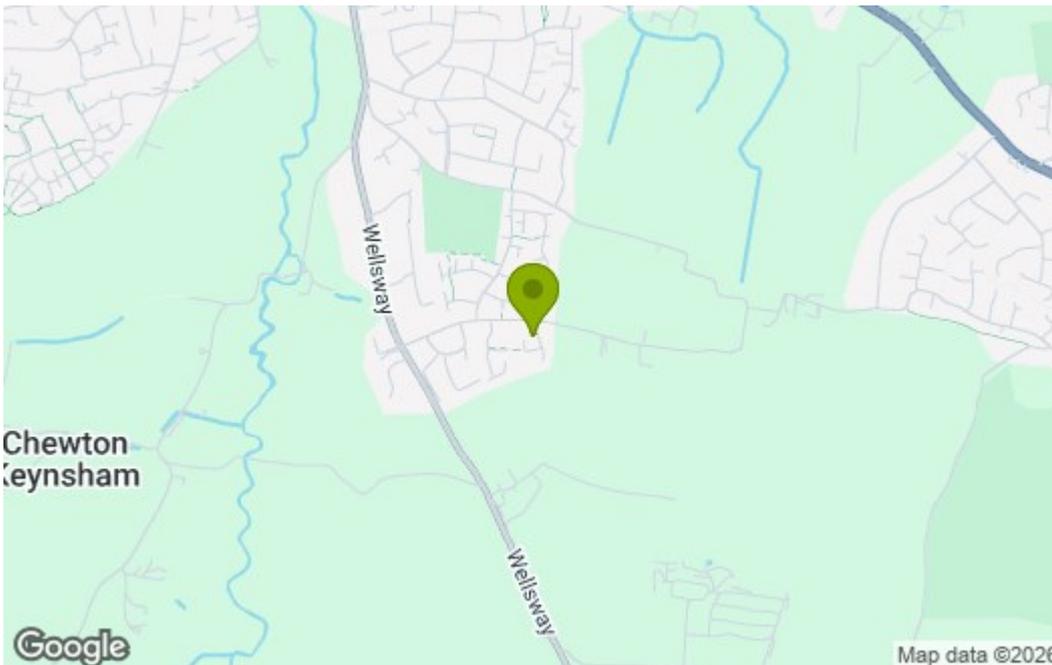
Sat Nav BS31 1YA

# Floor Plan



Total area: approx. 200.2 sq. metres (2154.9 sq. feet)  
6 Hardington Drive, Keynsham

# Area Map



# Energy Efficiency Graph

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

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