



## 1 Dene Close, Bristol, BS31 1RL

### Offers Over £600,000

Nestled in the peaceful cul de sac of Dene Close, Keynsham, this delightful semi-detached house offers an exceptional living experience for families. With four generously sized double bedrooms, this property is designed to provide comfort and space for everyone. The two spacious reception rooms create an inviting atmosphere, ideal for both relaxation and entertaining guests.

The home is presented to a good standard throughout, featuring modern conveniences such as uPVC double glazing and gas fired central heating. The open plan kitchen, dining, and family room serves as the heart of the home, perfect for family gatherings. Additionally, the property includes a study, providing a quiet space for work or study. The master bedroom is particularly impressive, boasting a walk-in dressing room and en suite facilities, while a further bedroom also benefits from an en suite shower room.

For those with vehicles, off-street parking and a single garage add to the convenience of this property. Families will appreciate the proximity to local shops, amenities, and transport links to both Bristol and Bath. The property is situated within the highly regarded Wellsway School catchment area, making it an ideal choice for families with children.

Entrance via front door with obscured double glazed side panels, uPVC double glazed window to side aspect into

### Hallway



Stairs rising to first floor landing, period style radiator, wood effect flooring, doors to

### Study

8'5" x 8'11" (2.58 x 2.74)



uPVC double glazed window to front aspect, single radiator.

### Sitting Room

24'7" x 13'5" (7.50 x 4.09)



uPVC double glazed window to front aspect, uPVC double glazed French doors to rear garden, 1 double radiator, 1 single radiator, feature wood burning stove with granite hearth and wooden mantel over.

### Kitchen/Dining/Family Room

9'9" x 30'6" (2.98 x 9.30)



uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, sliding patio doors with side panel to rear garden, tiled flooring, period style radiator, a range of wall and floor units with worksurface over, Franke 1 1/2 bowl stainless steel sink with mixer taps over, hot water tap, Twin Tec water softener, integrated full sized dishwasher, 4 ring induction hob with extractor hood and light over, built in oven and grill, integrated fridge, dining area - door to utility, wood effect flooring throughout this area, double radiator.

### Utility Area

Wall mounted Vaillant gas boiler, space for white goods including washing machine, tumble drier and fridge freezer, extractor, door to

### Downstairs W/C



Suite comprising low level w/c, wash hand basin with mixer tap over and storage beneath, chrome heated towel rail, extractor, light, door with steps down into

### Garage

16'4" x 8'10" (4.98 x 2.70)

Electric roller shutter door.

### First Floor Landing



Velux window, access to loft space, storage cupboard with hanging rail and shelving, doors to

### Family Bathroom

6'7" x 6'8" (2.02 x 2.04)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with chrome mixer taps over and storage beneath, panelled bath with hinged glazed screen and alcove pocket shelving with mains shower with separate shower attachment over, wall mounted heated towel rail, extractor, wood effect flooring.

### Master Bedroom

13'1" x 18'5" (4.01 x 5.62)



uPVC double glazed windows to front aspect, 2 period style radiators, wall light, sliding door into

### Dressing Room



uPVC double glazed window to front aspect, single radiator, space for wardrobes.

### En suite Shower Room

9'0" x 4'10" (2.75 x 1.48)



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, wash hand basin with mixer tap over and storage drawers beneath, fully tiled shower cubicle with sliding glazed door and mains rainfall shower with separate attachment over, fully tiled walls, alcove shelving pockets, heated towel rail, light and extractor.

### Bedroom Two

11'1" x 15'1" (3.39 x 4.62)



uPVC double glazed windows to rear and side aspect, double radiator, door to

### En Suite Shower Room

6'7" x 4'9" (2.02 x 1.45)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with mixer tap over and storage drawers beneath, fully tiled shower cubicle with hinged glazed door and mains rainfall shower with separate attachment over, wood effect flooring, chrome heated towel rail, light and extractor.

### Bedroom Three

14'2" x 13'5" (4.32 x 4.11)



uPVC double glazed window to front aspect, single radiator.

### Bedroom Four

9'10" x 13'5" (3.02 x 4.11)



uPVC double glazed window to rear aspect, single radiator. two cupboards (one with shelving for linen and one with shelving and hanging rail).

### Outside



The front of the property has a block paved driveway providing off street parking and access to the garage, the remainder is laid to lawn with a pedestrian gate giving access to garden space to the side and then wrapping around to the rear garden. The rear garden has a patio area in the corner providing an ideal space for al fresco dining, the remainder is laid to lawn with

planted borders containing herbaceous perennials and shrubs and a selection of trees. There are wall lights on the rear of the property along with an outside tap. The rear garden is enclosed mainly by wooden featheredge fencing.

**Directions**

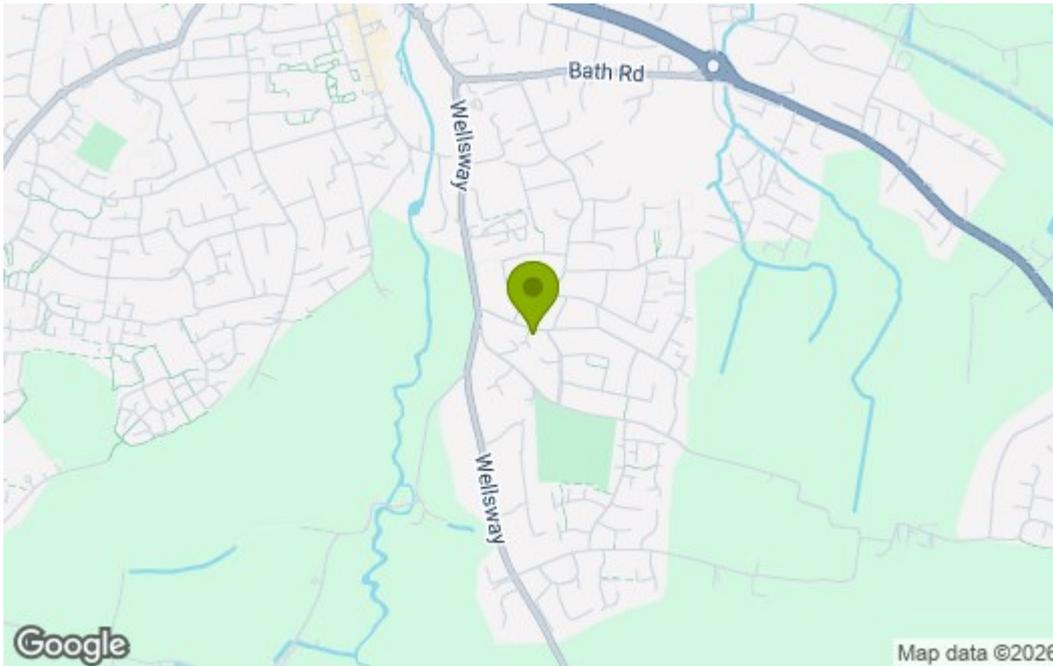
Sat Nav BS31 1RL

# Floor Plan



Total area: approx. 184.9 sq. metres (1990.6 sq. feet)  
**1 Dene Close, Keynsham**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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