



30 Orwell Drive, Bristol, BS31 1QB

£565,000

Nestled in the charming area of Keynsham, Bristol, on Orwell Drive, this delightful semi-detached house offers a perfect blend of comfort and modern living. Built in 1957, the property has been meticulously maintained and recently benefitted from a spacious refit in the kitchen, making it an ideal space for family gatherings and culinary adventures.

With a generous 1,453 square feet of living space, this home features four well-proportioned bedrooms, providing ample room for family members or guests. The inviting reception room serves as a welcoming area for relaxation and entertainment, ensuring that this property is not just a house, but a true family home.

One of the standout features of this property is its location within the Wellsway school catchment, making it an excellent choice for families with children. The surrounding area is known for its community spirit and convenient amenities, ensuring that everything you need is within easy reach.

Porch



uPVC double glazed door leading to porch, tiled flooring, storage area for coats and shoes, uPVC double glazed door leading to hallway.

Hallway

Stairs rising to first floor, understairs storage cupboard.

Sitting Room

11'2" x 9'7" (3.42 x 2.94)



uPVC double glazed circular bay window to the front aspect, single paneled radiator, freestanding wood burner stove with stone hearth, open plan leading to dining room.

Dining Room

16'6" x 9'7" (5.04 x 2.94)



uPVC double glazed sliding doors leading to rear garden, single paneled radiator.

Cloakroom

Wash handbasin mixer taps over, storage below, close coupled WC, extractor fan.

Kitchen/Breakfast Room

13'3" x 15'2" (4.06 x 4.63)



uPVC double glazed sliding doors to rear garden, recently fitted SCHMIT kitchen with a range of wall and base units, work surface over, integrated electric induction hob, fitted extractor fan, integrated double oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, sink unit with mixer taps over, fitted island with breakfast bar and additional storage, spotlights, wall mounted radiator, door leading to WC and garage.

Master Bedroom

11'8" x 10'10" (3.57 x 3.31)



uPVC double glazed bay window to front aspect, double paneled radiator,

Bedroom Two

11'1" x 11'0" (3.39 x 3.37)



uPVC double glazed windows to front and rear aspect, double paneled radiator.

Bedroom Three

13'7" x 7'4" (4.16 x 2.24)



uPVC double glazed window to rear aspect, double paneled radiator.

Bedroom Four

8'6" x 7'1" (2.61 x 2.16)



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

Bathroom

8'2" x 7'1" (2.50 x 2.16)



uPVC doubled glazed frosted window to rear aspect, free standing rolled top bath with mixer shower taps over, separate shower cubicle with rainfall

attachment, close coupled WC, wash hand basin with taps over, towel rail, extractor fan,

Outside



The FRONT has block paving providing off street parking for several vehicles. The REAR garden has patio area immediately adjoining the property ideal for garden furniture, the remainder is laid mainly to lawn, garden shed, enclosed with wooden fencing.

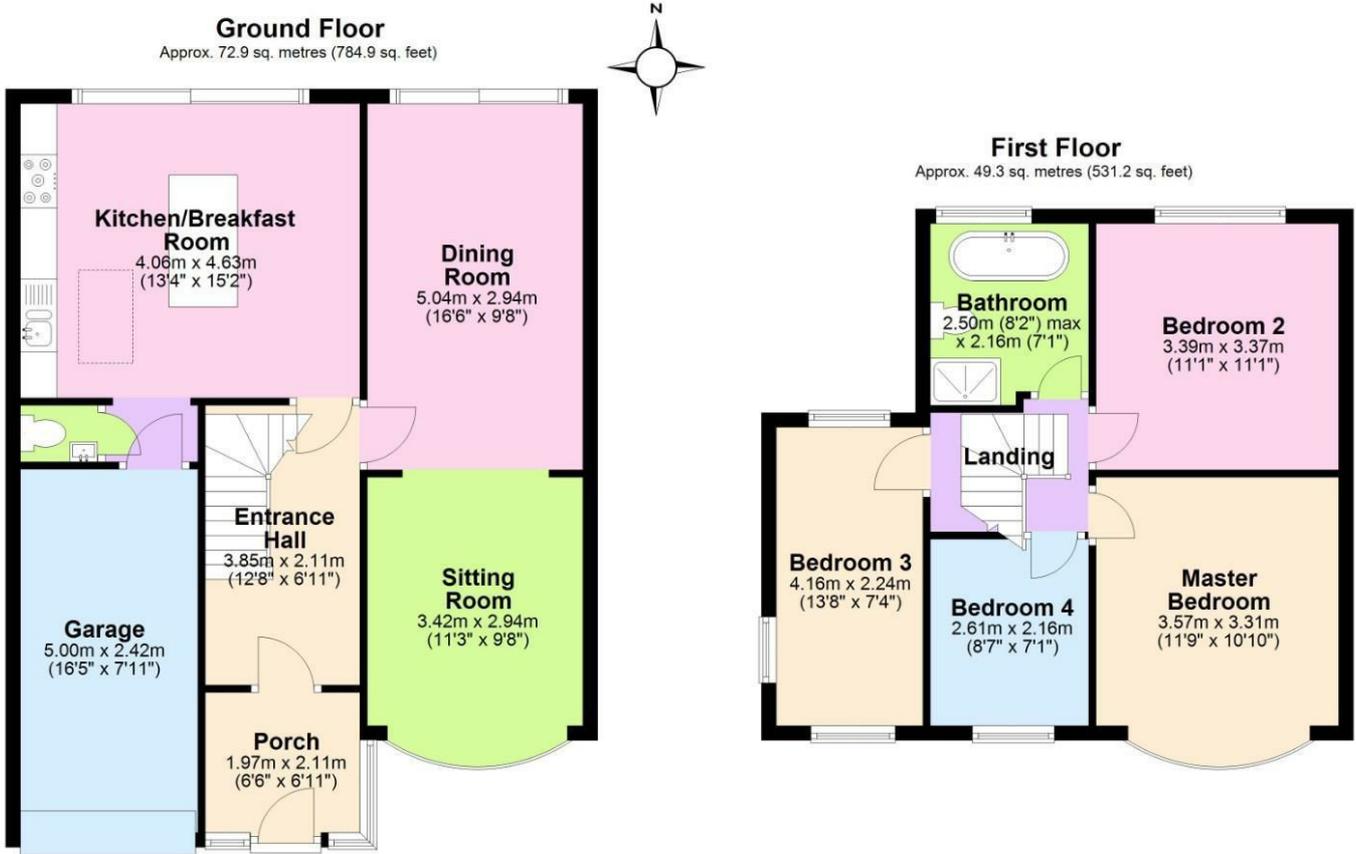
Garage

Wall mounted WORCESTER combination boiler, power and lighting, space for fridge freezer, electric up and over door.

Directions

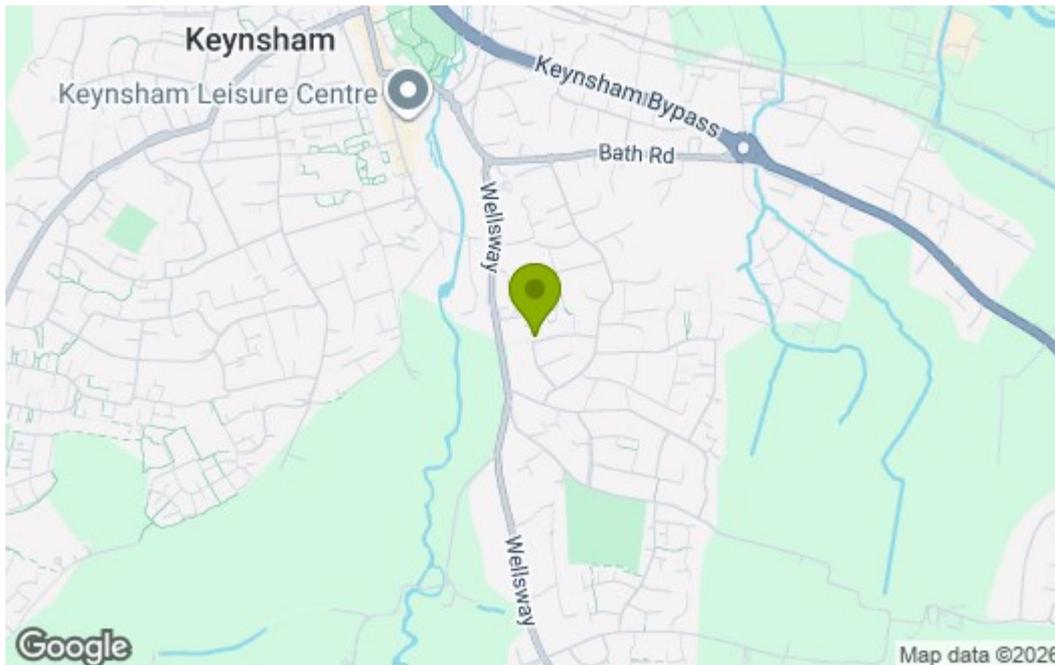
Satnav BS31 1QB

Floor Plan



Total area: approx. 122.3 sq. metres (1316.1 sq. feet)
30 Orwell Drive, Bristol

Area Map



Energy Efficiency Graph

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

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