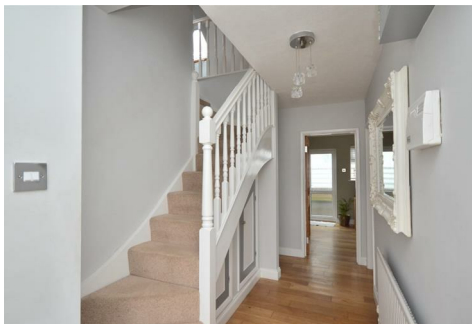




91 St. Francis Road, Bristol, BS31 2EA

£675,000

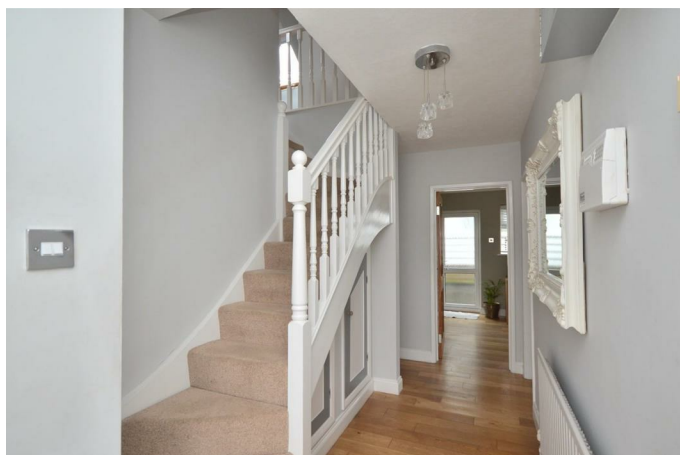
Nestled on St. Francis Road in the charming town of Keynsham, Bristol, this delightful detached bungalow offers a perfect blend of comfort and style. Built in 1955, the property has been exceptionally well presented and boasts impressive flexible living space.

As you enter, you are greeted by an inviting reception room, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the stunning kitchen/dining room, enhanced by a thoughtful rear extension that allows for ample natural light. This space is perfect for family gatherings or casual dining.

The bungalow features four spacious bedrooms, providing plenty of room for family or guests, along with a well-appointed bathroom and shower room that cater to modern living needs. The property is equipped with uPVC double glazing and gas-fired central heating, ensuring warmth and comfort throughout the year.

Entrance via side though obscured uPVC double glazed front door with matching side panel into

Slight Split Level Hallway



Part tiled and part wood effect flooring, single radiator, understairs storage cupboard with shelving, access to loft space, stairs rising to first floor landing, doors to

Sitting Room

13'5" x 24'5" (4.09 x 7.46)



uPVC double glazed feature bay window to front aspect, wood flooring, two uPVC slim windows to front aspect, wood burning stove, with slabbed hearth and wooden mantel over, wall lights, coving, two radiators.

Bedroom Five/Study

8'7" x 9'4" (2.63 x 2.85)



uPVC obscured double glazed pedestrian door to side aspect, uPVC double glazed window to side aspect,

wood flooring, cupboard housing gas boiler, coving, inset spots, radiator.

Family Bathroom

5'10" x 9'1" (1.79 x 2.79)



Obscured uPVC double glazed window to side aspect, suite comprising panelled bath, alcove shelf with downlighters, inset spots, extractor, concealed cistern w/c, wash hand basin with chrome mixer tap over, travertine tiled wet room area with central drain and fixed glazed screen and mains shower over, wood effect flooring, chrome heated towel rail.

Bedroom Two

10'6" x 14'9" (3.22 x 4.51)



uPVC double glazed window onto kitchen/dining room, wooden flooring, coving, single radiator, space for freestanding wardrobes.

Bedroom Four

7'7" x 11'6" (2.33 x 3.53)



uPVC double glazed window to side aspect, single

radiator, wood effect flooring, picture rails, built in wardrobe with hanging rail and shelving.

L-shaped Kitchen/Dining/Family Room

21'0" x 13'7" (6.42 x 4.15)



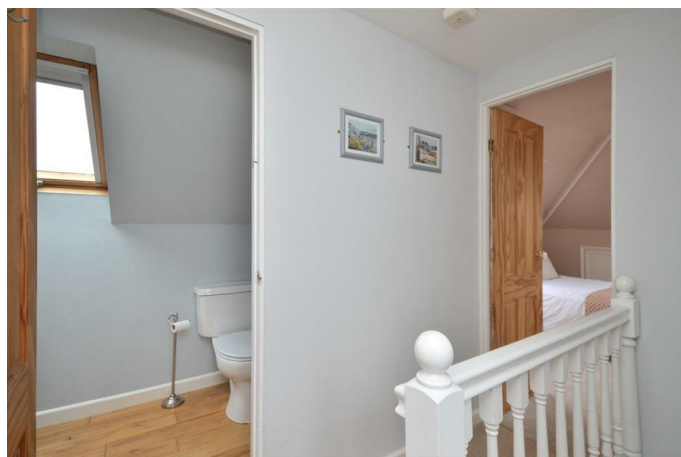
Dual aspect uPVC double glazed window to side aspect, windows to rear aspect, uPVC double glazed French doors with side panels giving access to the rear garden, travertine tiled flooring, 3 large Velux windows, inset spots, a range of wall and floor units with marble worksurfaces over, 1 1/2 bowl stainless steel sink with chrome mixer tap over, marble splash backs, 4 ring electric hob with marble splash back, under unit lighting, Neff oven and grill, integrated fridge and freezer, full sized Bosch dishwasher, inset spots, inset speakers, underfloor heating, wall lights, slight step down into

Garage

17'1" x 10'6" (5.21 x 3.21)

Space for further white goods, electric up and over door.

First Floor Landing



Velux window to side aspect, single radiator, access to eaves storage, doors to

Master Bedroom

12'3" x 13'2" (3.75 x 4.03)



Velux windows to both side aspects, uPVC double glazed window to front aspect enjoying views across local countryside towards Stockwood Vale, window seat with storage beneath, access to eaves storage, built in wardrobes, double radiator.

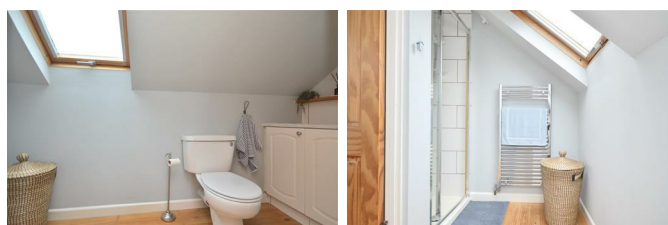
Bedroom Three

8'0" x 12'9" (2.45 x 3.90)



Velux window to rear aspect, wood effect flooring, access to eaves storage, single radiator.

Shower Room



Obscured Velux window to side aspect, wood flooring, suite comprising low level w/c, wash hand basin with storage beneath, fully tiled shower cubicle with hinged glazed door and electric Triton shower over, chrome heated towel rail, inset spot, extractor.

Outside



The rear garden is laid partly to patio with the majority laid to a level lawn with planted slightly raised borders containing a mixture of climbers, herbaceous perennials, plants and shrubs. At the bottom of the garden there is an area of gravel for ease of

maintenance with a further border with hedging and a couple of established trees including a lovely apple tree. A shed/summerhouse and workshop with power and light are both included in the sale. The rear garden is enclosed by wood panel fencing with trellis. There is pedestrian access along the side of the property via a black wrought iron gate. The front of the property is laid mainly to block paving providing off street parking and access to the garage.

Workshop

7'8" x 10'6" (2.35 x 3.21)



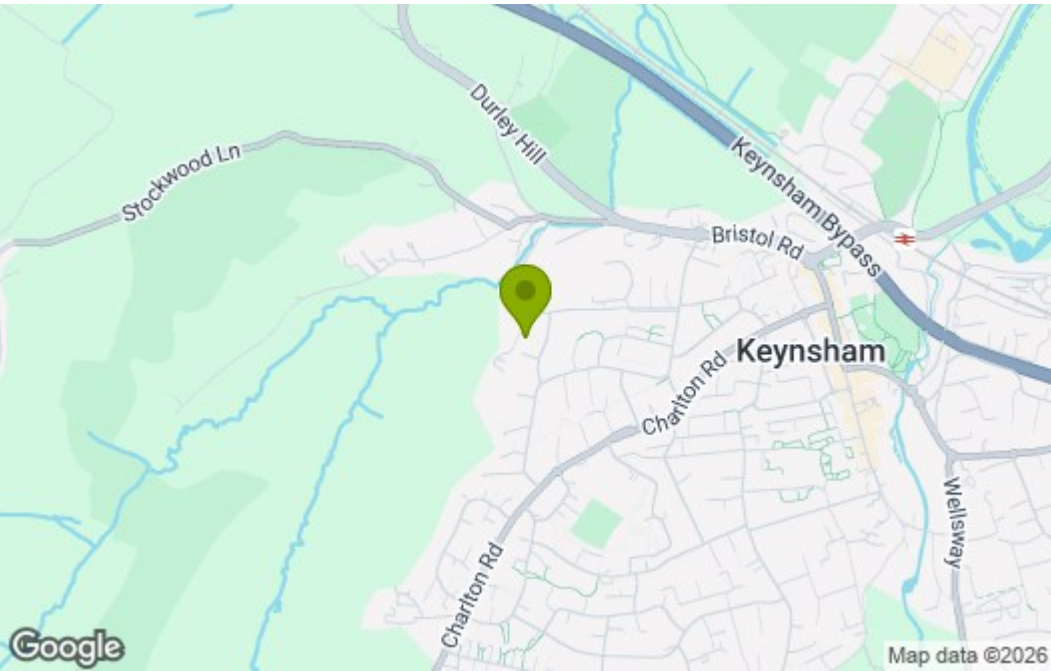
Directions

Sat Nav BS31 2EA

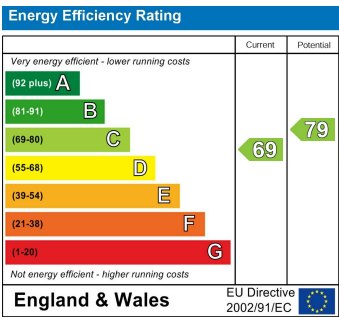
Floor Plan



Area Map



Energy Efficiency Graph



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