

### 3 Newland Grove, Keynsham, BS31 1EE Offers In The Region Of £525,000

Nestled in the charming area of Newland Grove on Park Road, Keynsham, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, including a master suite with an en suite bathroom, this property is ideal for families seeking both space and privacy.

The fitted kitchen is designed for modern living, providing a functional area for cooking and entertaining. The family bathroom is well-appointed, ensuring that all your needs are met. Additionally, the property boasts off-street parking, along with a garage, making it easy for you and your guests to come and go with ease.

One of the standout features of this home is its three separate garden areas, perfect for entertaining friends or enjoying al fresco dining during the warmer months. These outdoor spaces offer a wonderful opportunity to relax and unwind in a tranquil setting.

Entrance via front door leading to hallway

### Hallway



Stairs rising to first floor landing, understairs storage cupboard, single radiator, tiled flooring, doors leading to sitting room, WC,

### WC

uPVC double glazed obscure window to side aspect, wash hand basin with mixer tap over, closed coupled WC, single radiator,

### Sitting Room

18'4" x 11'1" (5.59 x 3.39)



uPVC square double glazed bay window to front aspect, two single radiator, tiled flooring

### Kitchen / Dining Room

11'8" x 17'7" (3.58 x 5.37)



uPVC double glazed window to rear aspect, fitted kitchen with a range of wall and base units, work surface over, sink unit with mixer taps over, integrated

Neff gas hob, fitted extractor, integrated Neff oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, tiled flooring, spotlights, under cupboard lighting on wall units, open plan kitchen into dining area, single radiator, double glazed doors leading to conservatory

### Conservatory

10'4" x 17'7" (3.16 x 5.37)



uPVC double glazed windows to side and rear aspect, uPVC double glazed doors leading to patio area, double radiator, tiled flooring

### First Floor Landing



Storage cupboard housing Worcester boiler, storage cupboard housing a water tank, single radiator, stairs rising to second floor,

### Bedroom Two

8'7" x 11'2" (2.64 x 3.41)



uPVC double glazed window to rear aspect, single radiator,

### Bedroom Three

10'3" x 10'7" (3.14 x 3.23)



uPVC double glazed window to front aspect, single radiator,

### Bedroom Four

7'9" x 6'10" (2.38 x 2.10)

uPVC double glazed window to rear aspect, single radiator

### Bathroom

6'2" x 7'0" (1.88 x 2.14)



uPVC double glazed obscure window to side aspect, fitted bath with rainfall shower attachment, pedestal wash hand basin with mixer taps over, closed coupled WC, heated towel rail, spotlights

### Second floor landing / Master Bedroom

13'2" x 17'7" (4.03 x 5.37)



uPVC double glazed window to front aspect, single radiator, fitted wardrobe space, door leading to en-suite shower room

### En-suite



Velux window to rear aspect, shower cubicle with rainfall shower attachment over, closed coupled WC, pedestal wash hand basin with mixer tap over, spotlights

### Outside



FRONT - single garage metal up and over door, off street parking, path leading to front door.

Rear garden - south facing, patio area, mainly laid to lawn, border with a selection of shrubs and trees.

Side Garden - mainly laid to lawn, rear gate providing pedestrian access to front garden.

Secret Garden - mainly laid to lawn, selection of shrubs and trees.

### Directions

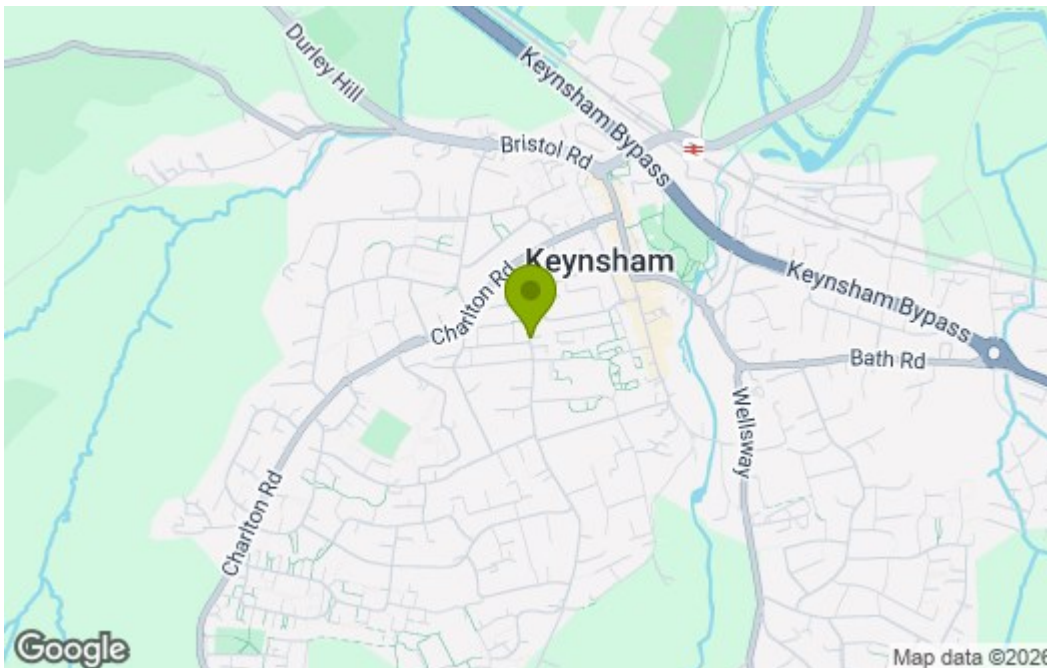
Sat Nav BS31 1EE

## Floor Plan



Total area: approx. 135.3 sq. metres (1456.6 sq. feet)  
**3 Newland Grove, Keynsham**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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