



G R E G O R Y S
— E S T A T E A G E N T S —

52 Skylark Drive
Bristol, BS31 2FS

£339,950



Constructed by messrs Barratt Homes circa 2018, is this three bedroom end of terrace property. Positioned within a quiet cul-de-sac within Bilbie Green, this development sits on the fringes of open countryside whilst being on a short commute to Keynsham high street and train station. Externally the property benefits a delightful south facing garden and off street parking for two vehicles. Internally the property comprises an entrance hallway, downstairs cloakroom, a fitted kitchen with sufficient room for a breakfast table and a spacious lounge / diner with 'French' doors leading to the rear garden. Appointed to the first floor are three bedrooms, an en-suite shower room and a family bathroom. A lovely family home worthy of an early viewing.

GREGORYS ESTATE AGENTS - KEYNSHAM
1 MARKET WALK , KEYNSHAM, BS31 1FS

TEL: 01179866644 E-MAIL: ENQUIRES@GREGORYS.CLICK

WWW.GREGORYSESTATEAGENT.CO.UK

ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door to the front aspect, stairs leading to the first floor, radiator, storage cupboard, doors to rooms

CLOAKROOM

A two piece white suite comprising a low level wc and wash hand basin, tiled walls to wet areas, radiator, obscure double glazed window to the front aspect

KITCHEN / BREAKFAST ROOM 12' 2" x 8' 2" (3.72m x 2.50m)

A selection of matching wall and base units with roll top work surfaces over, stainless steel sink and drainer unit with mixer taps over, tiled splash backs, integrated oven and gas hob with glass splash back and extractor hood over, further integrated appliances include a fridge / freezer, washing machine and slimline dishwasher, double glazed window to the front aspect, radiator

LOUNGE / DINER 15' 0" x 14' 5" (4.57m x 4.40m)

Double glazed 'French' doors with matching side panel windows to the rear aspect, two radiators, under stairs storage cupboard

FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, storage cupboard, doors to rooms

BEDROOM ONE 11' 11" x 8' 6" (3.62m x 2.60m)

Double glazed window to the rear aspect, radiator, door to the en-suite

EN-SUITE

A three piece white suite comprising a low level wc, wash hand basin and shower enclosure, tiled walls to wet areas, radiator, extractor fan

BEDROOM TWO 10' 3" x 8' 6" (3.12m x 2.60m)

Double glazed window to the front aspect, radiator

BEDROOM THREE 9' 0" x 6' 4" (2.75m x 1.92m)

Double glazed window to the rear aspect, radiator

BATHROOM

A three piece white suite comprising a low level wc, wash hand basin and panelled bath, tiled walls to wet areas, radiator, obscure double glazed window to the front aspect

FRONT ASPECT

Off street parking for two vehicles, side pedestrian access gate leading to the rear garden

REAR ASPECT

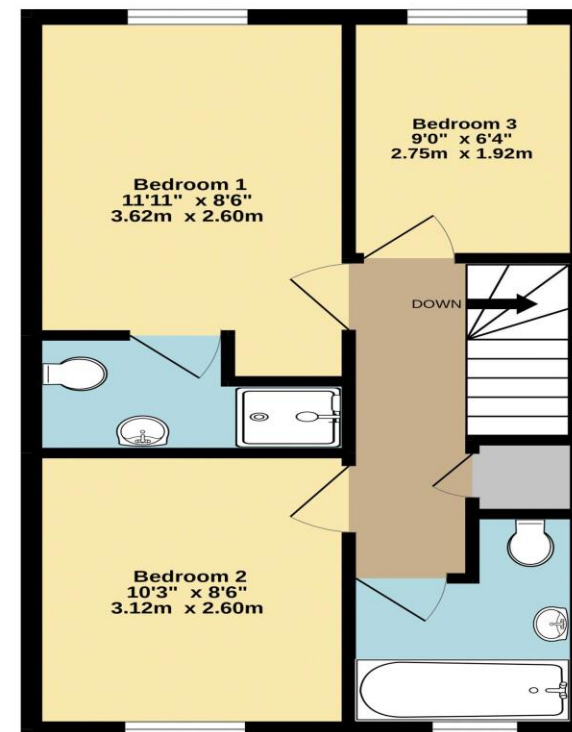
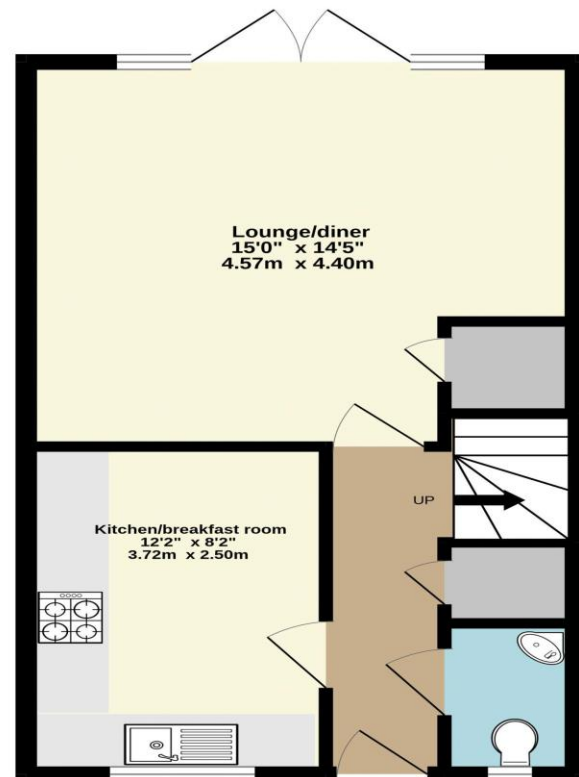
Enjoying a sunny, southerly aspect the garden is mainly laid to lawn with an area of patio laid to paving with borders of plants and shrubs, a wooden storage shed, side pedestrian access gate to the front aspect, all enclosed by boundary fencing





Ground Floor
404 sq.ft. (37.5 sq.m.) approx.

1st Floor
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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