



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

6b Dragons Hill Close
Bristol, BS31 1LL

£350,000



A new build property, located in a quiet, cul-de-sac within easy reach of Keynsham High Street & Train Station. This detached property benefits spacious accommodation over two floors and comprises as follows: a large lounge/diner complete with a separate fitted kitchen. The smallest of the two double bedrooms can be found to the ground floor alongside the main bathroom, complete with a roll top bath. To the first floor can be found the main bedroom with an en-suite shower room. Storage is by means of a good sized eves storage cupboard accessible from the landing, whilst externally a private courtyard garden can be found to the rear aspect, whilst to the front a driveway providing off street parking.

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ACCOMMODATION

LOUNGE / DINER 21' 11" x 10' 10" (6.67m x 3.30m)

Composite entrance door to the front aspect, two double glazed windows to the front aspect, radiator, laminate flooring, spot lighting, stairs leading to the first floor, doors to rooms, opening to the kitchen

KITCHEN 11' 8" x 7' 3" (3.55m x 2.20m)

A selection of built in kitchen wall and base units with high gloss white doors, roll top work surface, tiled splash backs, sink and drainer unit with mixer taps over, integrated oven and electric hob with extractor hood over, space and plumbing for a washing machine and fridge/freezer, breakfast bar, radiator, spot lighting, tiled flooring, double glazed door and window to the rear garden

BEDROOM TWO 11' 8" x 8' 6" (3.55m x 2.60m)

Double glazed window to the rear aspect, radiator, spot lighting, laminate flooring

BATHROOM 7' 4" x 5' 3" (2.24m x 1.61m)

A three piece suite comprising a low level wc, pedestal wash hand basin and a toll top, claw footed bath with shower mixer taps over, chrome heated towel radiator, spot lighting, tiled walls and flooring

FIRST FLOOR LANDING

Stairs leading from the ground floor, spot lighting, storage cupboard into the eaves, door to

BEDROOM ONE 12' 11" x 12' 2" (3.93m x 3.70m)

(Measurements not including the recess) Two double glazed windows to the front aspect, radiator, spot lighting, door to the en-suite

EN-SUITE 7' 9" x 5' 3" (2.36m x 1.60m)

Three piece white suite comprising a low level wc, wash hand basin set in vanity unit with storage under and a shower enclosure, tiled walls and flooring, extractor fan, chrome heated towel radiator, spot lighting

FRONT ASPECT

Driveway providing off street parking

REAR ASPECT

A courtyard style garden laid to stone shingle, enclosed by boundary fencing

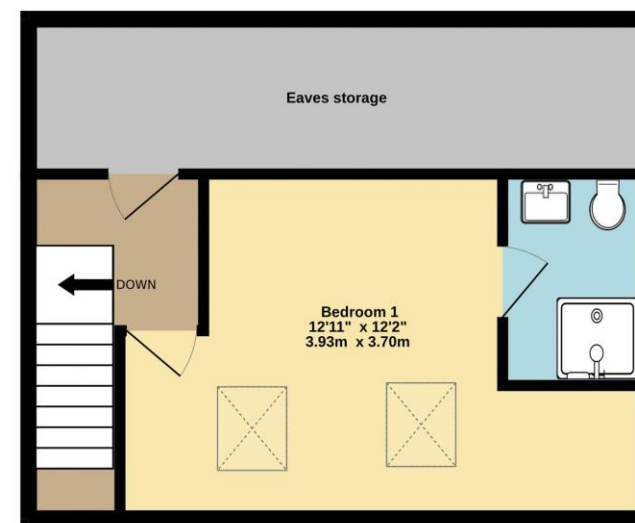
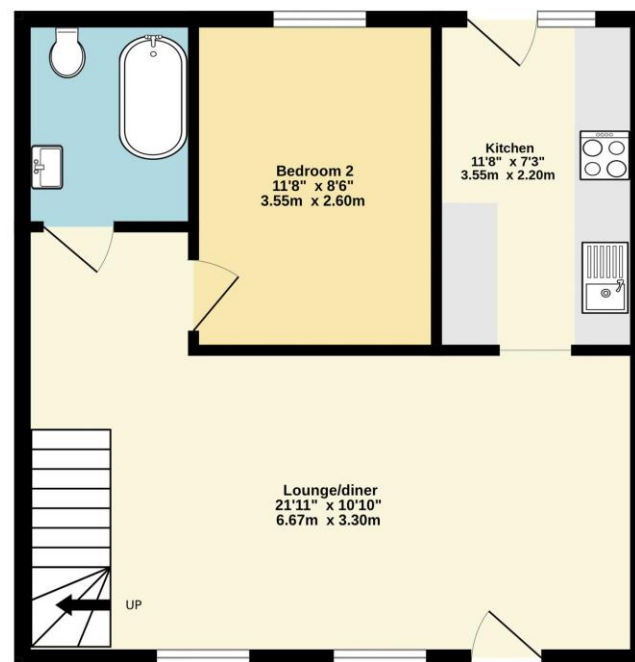




Ground Floor
495 sq.ft. (46.0 sq.m.) approx.



1st Floor
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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