



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

1 Abbey Close  
Bristol, BS31 2BS

**Guide Price £500,000**



Located in the prestigious Abbey Close, a central position within Keynsham, and only a short stroll from the high street and train station. This imposing semi-detached property offers impressive room proportions, all over two floors. Packed full of original features, this charming home comprises a welcoming hallway with staircase to the first floor and access to; a downstairs cloakroom, the first of two spacious reception rooms, and a modern fitted kitchen with direct access onto the rear garden. The bigger of the two reception rooms can be found just through the kitchen, and provides views and more access to the garden via the large French doors and side panel windows. On the first floor there are three good-sized double bedrooms and a large bathroom containing a three-piece white suite. Externally a block paved driveway providing off street parking can be found to the front aspect, whilst to the rear there is a landscaped, south-facing garden and a single, detached garage. A must view!



## ACCOMMODATION

### ENTRANCE HALLWAY 12' 6" x 5' 11" (3.80m x 1.81m)

Feature entrance door with glazed stain glass window over, stairs leading to the first floor with under stairs storage cupboard, radiator, wood flooring, doors to rooms, spot lighting

### CLOAKROOM

A two piece white suite comprising a low level wc and pedestal wash hand basin, tiled splash backs, wood flooring, obscure glazed window to the front aspect, wood flooring, chrome heated towel radiator, storage cupboard

### RECEPTION ROOM ONE 14' 1" x 11' 4" (4.30m x 3.46m)

Double glazed window to the front aspect, radiator, coved ceiling, feature real flame gas fire and surround, spot lighting

### KITCHEN / BREAKFAST ROOM 17' 1" x 7' 11" (5.21m x 2.42m)

A selection of matching wall and base units with solid wood work surface over, one and a half bowl sink and drainer unit with mixer taps over, tiled splash backs, space for a range cooker with extractor hood over, integrated dishwasher, fridge and freezer, space and plumbing for a washing machine and tumble / dryer, wood flooring, spot lighting, double glazed door and windows to the rear aspect, door to the second reception room

### RECEPTION ROOM TWO 17' 1" x 12' 0" (5.21m x 3.65m)

Double glazed 'French' doors and matching side panel windows leading to the rear aspect, radiator, wooden flooring, real flame gas fire and surround, coved ceiling

### FIRST FLOOR LANDING

Stairs leading from the ground floor, natural light from a skylight, radiator, airing cupboard housing the gas combination boiler. loft hatch, doors to rooms

### BEDROOM ONE 14' 0" x 11' 4" (4.26m x 3.45m)

Double glazed window to the front aspect, radiator, coved ceiling

### BEDROOM TWO 12' 2" x 11' 8" (3.70m x 3.55m)

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

### BEDROOM THREE 12' 2" x 11' 8" (3.70m x 3.55m)

Double glazed window to the front aspect, radiator, spot lighting, built in wardrobes

### BATHROOM 7' 9" x 6' 8" (2.35m x 2.04m)

A three piece white suite comprising a low level wc, wash hand basin and panelled bath with shower over, tiled walls and flooring, spot lighting, extractor fan, chrome heated towel radiator, obscure double glazed window to the rear aspect

### FRONT ASPECT

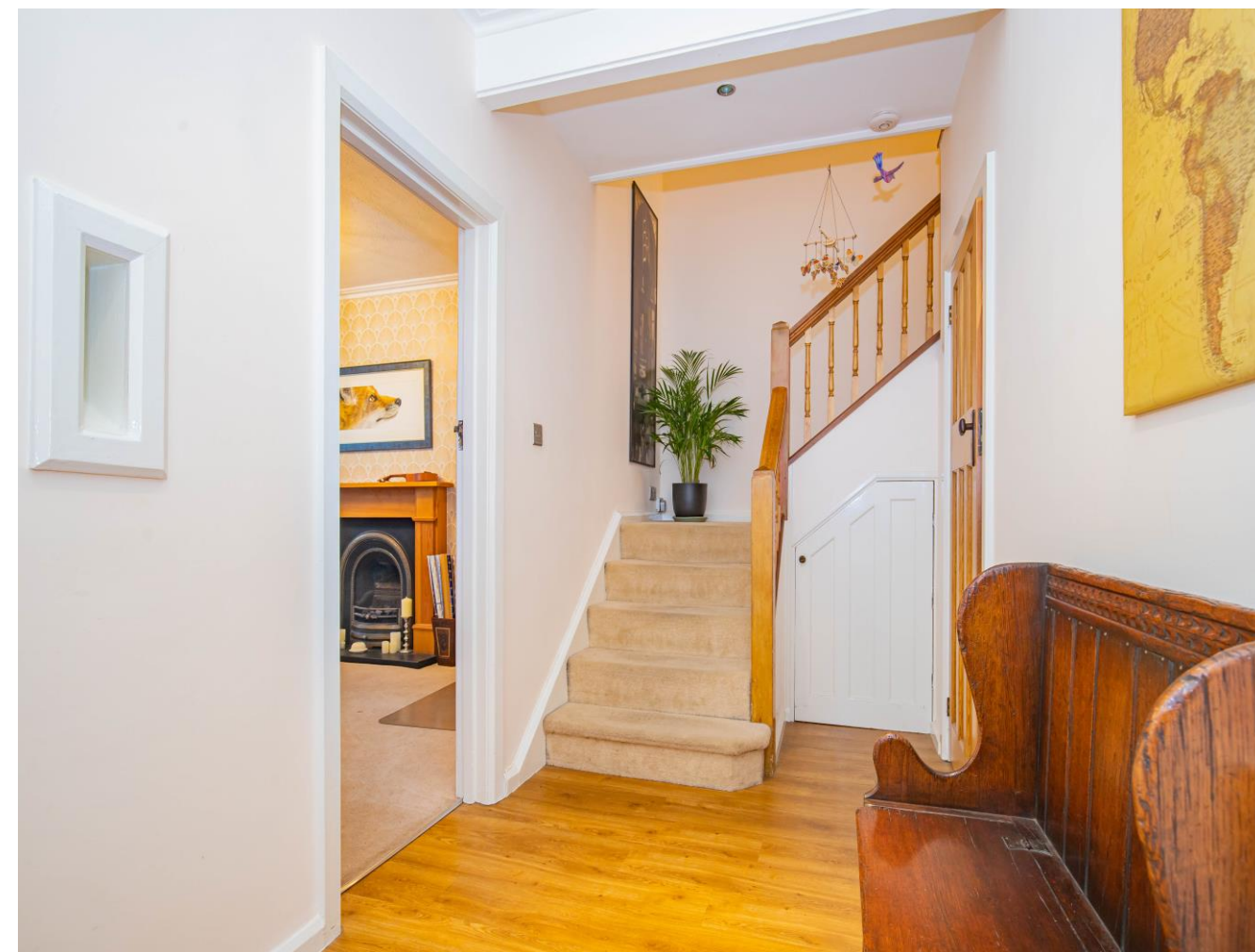
A block paved driveway providing off street parking, mature borders of plants and shrubs, enclosed by boundary fencing and hedgerow

### REAR ASPECT

Enjoying a southerly aspect. Laid to raised decking with steps leading to an area of patio and lawn with borders of plants and shrubs, rear pedestrian gate leading to the single garage. Enclosed by boundary fencing

### GARAGE

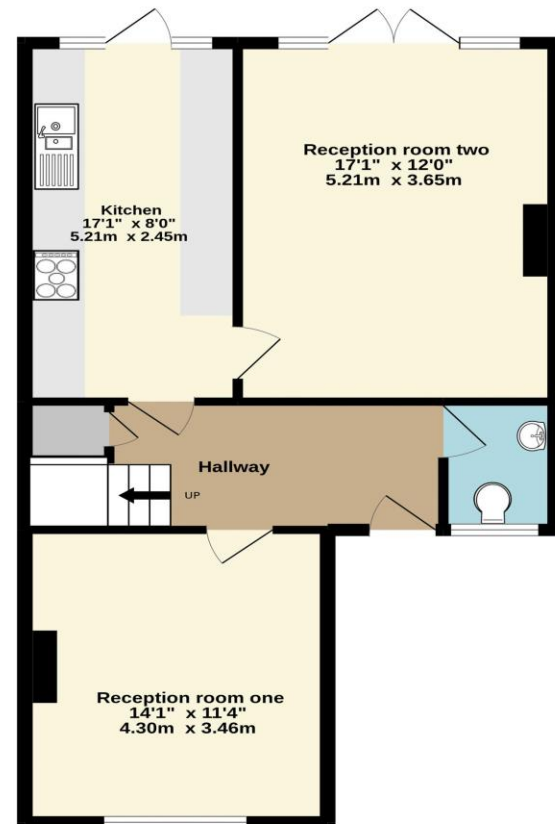
A detached single garage with up and over vehicle door. Located to the rear of the property to the side of a rank of garages.







Ground Floor  
622 sq.ft. (57.8 sq.m.) approx.



1st Floor  
622 sq.ft. (57.8 sq.m.) approx.

