



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

11 Deans Drive  
Bristol, BS5 7UA

**Offers Over £300,000**



Offered to the market for the first time in 68 years and sold with no onward chain is this attractive, bay fronted semi detached property. Externally the property boasts gardens to the front and rear aspects including a large westerly rear garden with the added benefit of vehicle access via a secure lane and gate. Internally the accommodation is of generous proportions with the ground floor including an entrance porch and hallway which leads to a kitchen/breakfast room, a dining room with 'French' doors leading to the rear garden and sliding doors leading to a bay fronted lounge. The first floor comprises three bedrooms and a bathroom. Positioned within this quiet backwater location, this family home offers easy access into Bristol City Centre whilst a host of facilities can be found locally. An early viewing is highly recommended.

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

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

**WWW.GREGORYSESTATEAGENT.CO.UK**

## ACCOMMODATION

### ENTRANCE PORCH

Double glazed entrance doors to the front aspect, wooden door with obscure glazed inserts and matching side panel windows to the hallway

### HALLWAY

Stairs leading to the first floor with under stairs storage cupboard, radiator, double glazed window to the side aspect, doors to rooms

### DINING ROOM 13' 0" x 10' 4" (3.97m x 3.14m)

Double glazed 'French' doors to the rear aspect, radiator, sliding doors leading to the lounge

### LOUNGE 14' 2" x 12' 8" (4.31m x 3.85m)

(Measurements taken to the maximum point into bay) Double glazed bay window to the front aspect, radiator

### KITCHEN / BREAKFAST ROOM 13' 5" x 8' 2" (4.10m x 2.50m)

A selection of wall and base units with roll top work surfaces over, sink and drainer unit with mixer taps over, space and plumbing for appliances, double glazed windows and Upvc door leading to the rear garden

### FIRST FLOOR LANDING

Stairs leading from the ground floor, double glazed window to the side aspect, doors to rooms

### BEDROOM ONE 12' 10" x 11' 11" (3.92m x 3.62m)

Double glazed window to the rear aspect, radiator, airing cupboard housing the gas combination boiler

### BEDROOM TWO 12' 2" x 11' 6" (3.72m x 3.50m)

Double glazed window to the front aspect, radiator, a selection of built in wardrobes

### BEDROOM THREE 9' 2" x 7' 3" (2.80m x 2.20m)

Double glazed window to the front aspect, radiator

### BATHROOM

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with shower over, part tiled walls, tiled effect vinyl flooring, obscure double glazed window to the rear aspect

### FRONT ASPECT

Laid to lawn with borders of plants and shrubs, side pedestrian access gate leading to the rear garden, enclosed by low level boundary wall and fencing

### REAR ASPECT

Enjoying a Westerly orientation, the garden is currently separated into two areas. The initial area is laid to lawn and patio with borders of plants and shrubs, enclosed by boundary fencing. A pathway and pedestrian gate leads to the second half of the garden which is laid to hardstanding with potential for off street parking or a garage (subject to the relevant planning approvals) Vehicle access to the rear garden is via a secure gate

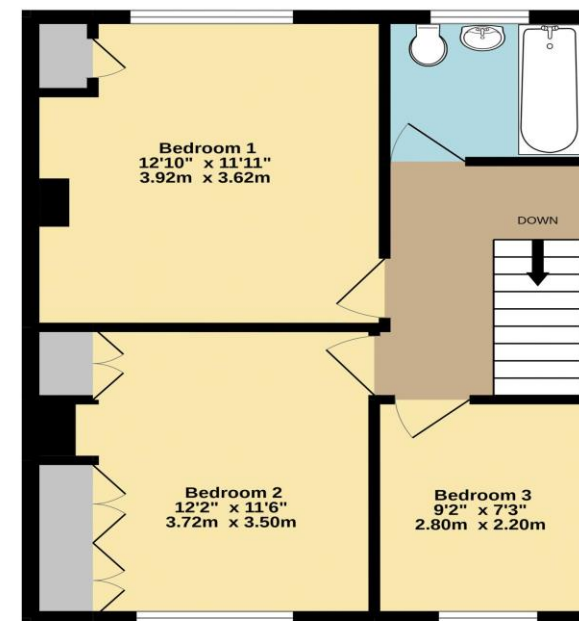
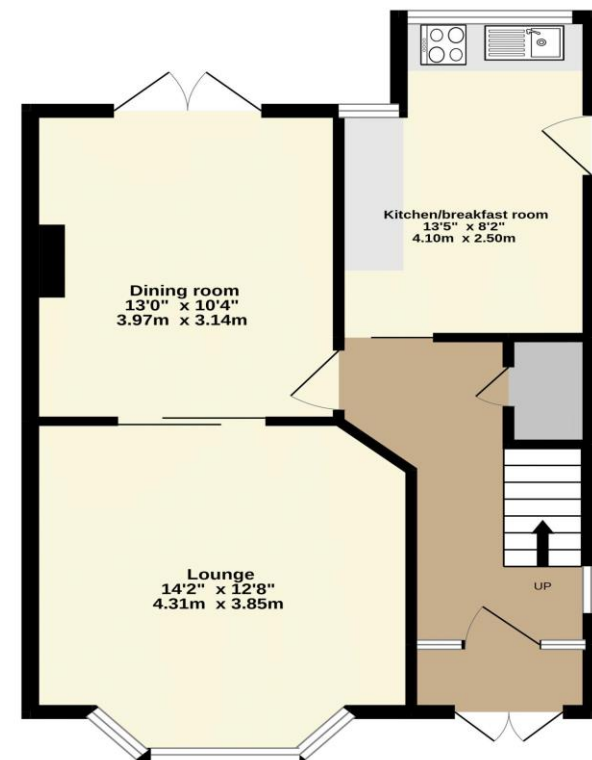




Ground Floor  
510 sq.ft. (47.4 sq.m.) approx.



1st Floor  
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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