



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

18 Kenilworth Close
Bristol, BS31 2PB

£300,000



Offered for sale with no onward chain and positioned within this popular cul-de-sac in Keynsham can be found this spacious, terraced property. Set back from the road, this three bedroom family home benefits a large driveway providing off street parking for multiple vehicles. Internally the generous accommodation comprises an entrance hallway, a good sized lounge, a kitchen, separate study and full width conservatory with direct access onto the enclosed garden. To the first floor three, well proportioned bedrooms and the family bathroom can all be found. A wonderful family home, worthy of an early viewing.

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ACCOMMODATION

ENTRANCE HALLWAY

Upvc entrance door to the front aspect, stairs leading to the first floor, radiator, doors to rooms

LOUNGE 18' 1" x 10' 2" (5.5m x 3.1m)

Double glazed window to the front aspect, radiator, real flame gas fire and surround, double glazed 'French' doors to the conservatory

KITCHEN 13' 1" x 10' 10" (4m x 3.3m)

A selection of matching wall and base units with roll top work surfaces over, sink and drainer unit with mixer taps over, tiled splash backs, integrated oven and electric hob with extractor hood over space and plumbing for a fridge/freezer, washing machine and fridge / freezer, under stairs storage cupboard, double glazed window and door to the conservatory, door to the study

STUDY 7' 7" x 7' 7" (2.3m x 2.3m)

Double glazed window to the front aspect, radiator

CONSERVATORY 24' 7" x 13' 1" (7.5m x 4m)

Double glazed full height windows to the rear and side aspects, Bi-folding doors leading to the rear garden, radiator

FIRST FLOOR LANDING

Double glazed window to the rear aspect, radiator, stairs leading from the ground floor, doors to rooms

BEDROOM ONE 12' 2" x 10' 2" (3.7m x 3.1m)

Double glazed window to the front aspect, radiator, built in storage cupboard

BEDROOM TWO 10' 10" x 10' 2" (3.3m x 3.1m)

Double glazed window to the front aspect, radiator, built in storage cupboard

BEDROOM THREE 8' 2" x 8' 2" (2.5m x 2.5m)

Double glazed window to the rear aspect, radiator, built in storage cupboard

BATHROOM

A three piece white suite comprising a low level wc, pedestal wash hand basin and a panelled bath with shower over, tiled splash backs, heated towel radiator, obscure double glazed window to the rear aspect

FRONT ASPECT

A large driveway, laid to stone shingle and providing off street parking for multiple vehicles, mature borders of plants, shrubs and trees

REAR ASPECT

A patio area laid to paving leading to an expanse of lawn with borders of plants and shrubs, enclosed by boundary fencing and hedgerow



