



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

1 Oboe Avenue
Keynsham, BS31 1GR

£625,000



Positioned to the outskirts of this popular development and nestled in a quiet no through road, sits this premier detached residence. Constructed circa 2021 by Messrs Curo Homes, 'The Dryham' is renowned for its spacious room proportions, spread over two floors, of which is bathed in natural light due to large 'Picture' windows and dual aspects. Externally the property benefits enclosed gardens, a single garage and driveway providing off street parking for a number of vehicles. Internally the property is presented to an immaculate order and briefly comprises - a welcoming entrance hallway with glazed double doors opening to the main living room. This room provides perfect family living with more than enough space for a dining and lounge area. Triple aspect windows flood the room in sunlight with 'French' doors providing access to the rear garden. A large opening leads to the kitchen, which offers a large amount of built in units and integrated appliances. A useful utility cupboard offers space for further appliances and currently houses the washing machine, tumble dryer and additional freezer. Completing the ground floor a formal study/home office enjoys a pleasant view of the front, whilst the traditional cloakroom is accessed from the hallway. To the first floor can be found a gallery style landing, four bedrooms, all of which are double in size. The principle bedroom benefits built in wardrobes and an en-suite shower room, whilst the family bathroom comprises a modern, contemporary three piece suite. A lovely family home spanning over 1550 square feet.

ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door with obscure double glazed insert and double glazed side panel window to the front aspect, Karndean flooring, radiator, stairs leading to the first floor, doors to the study and cloakroom, double door with glazed inserts leading to the dining area

CLOAKROOM

A two piece white suite comprising a low level wc and wash hand basin, tiled splash back, Karndean flooring, spot lighting

STUDY 8' 0" x 7' 3" (2.45m x 2.22m)

Double glazed window to the front aspect, radiator

LOUNGE / DINER 27' 7" x 14' 7" (8.40m x 4.45m)

Triple aspect double glazed windows to the front, side and rear aspect, double glazed 'French' doors leading to the rear garden, Karndean flooring, three radiators, large opening to the kitchen

KITCHEN 11' 6" x 11' 3" (3.50m x 3.43m)

A large selection of matching, wall and base units with roll top work surfaces over, matching up-stands, one and a half bowl sink and drainer unit with mixer taps over, integrated 'Bosch' appliances including a fridge/freezer, dishwasher, double oven and induction hob with extractor over and glass splash back, Karndean flooring, spot lighting, double glazed window to the rear aspect, door to the utility

UTILITY

Fitted base unit with roll top work surface over, integrated washer/dryer, Karndean flooring

FIRST FLOOR LANDING

A gallery style landing with stairs leading from the ground floor, loft hatch, storage cupboard, doors to rooms

BEDROOM ONE 14' 3" x 11' 11" (4.35m x 3.62m)

(Measurements taken to the maximum points) Dual aspect double glazed windows to the rear and side aspects, radiator, fitted wardrobes with sliding doors, door to the en-suite

EN-SUITE

A three piece white suite comprising a close coupled wc, wash hand basin and large walk in shower enclosure, tiled splash backs to wet areas, tiled effect laminate flooring spot lighting, chrome heated towel radiator, obscure double glazed window to the rear aspect

BEDROOM TWO 13' 5" x 11' 11" (4.10m x 3.62m)

(Measurements taken to the maximum points) Double glazed window to the front aspect, radiator

BEDROOM THREE 12' 10" x 11' 4" (3.90m x 3.45m)

Double glazed window to the rear aspect, radiator

BEDROOM FOUR 11' 4" x 11' 4" (3.45m x 3.45m)

(Measurements taken to the maximum point) Double glazed 'Picture' window to the front aspect, radiator

BATHROOM 8' 8" x 6' 5" (2.65m x 1.95m)

A three piece white suite comprising a close coupled wc, wash hand basin and panelled bath with shower mixer taps over, tiled splash backs to wet areas, tiled effect laminate flooring, spot lighting, chrome heated towel radiator, obscure double glazed window to the front aspect

FRONT ASPECT

A lock paved driveway provides off street parking for two/three vehicles and leads to the single garage, pedestrian access gate leading to the rear garden

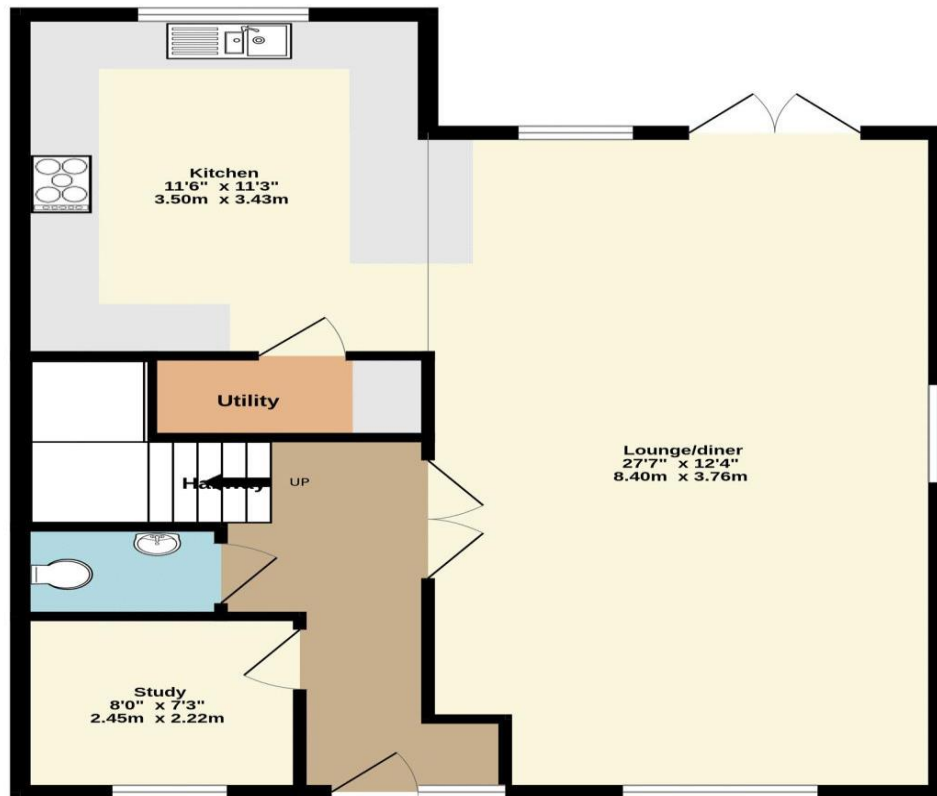
REAR ASPECT

Mainly laid to lawn with a patio area laid to paving, side pedestrian access gate leading to the driveway, enclosed by boundary fencing

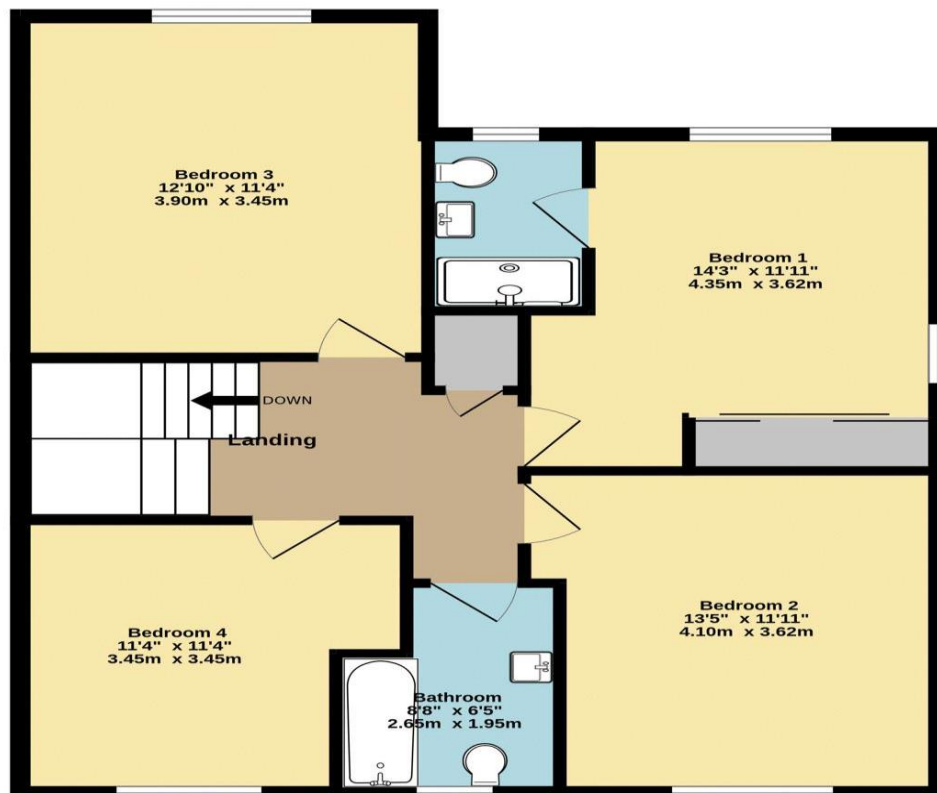
GARAGE

Up and over door providing vehicle access from the driveway, power and light supply





1st Floor
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 1550sq.ft. (144.0 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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Energy performance certificate (EPC)

1 OBOE AVENUE KEYNSHAM BS31 1GR	Energy rating B	Valid until: 11 July 2031
Certificate number: 2200-3427-0832-2090-3393		

Property type: Detached house

Total floor area: 144 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		