

11 ALBERT ROAD
KEYNSHAM
BRISTOL
BS31 1AA
£595,000



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

Presented to an exemplary standard and boasting impressive accommodation over two floors, this 1920's property is un-recognisable from its original build. This wonderful home has been enhanced with the introduction of both a side, double storey extension and a full width, single rear extension, seamlessly combining to offer a truly wonderful home for any family or professional couple.

Exuding 'Kerb' appeal, the property sits on a level plot, benefitting, to the front aspect, extensive off street parking, an EV charging point and a large garage with electric vehicle door access. To the rear a good sized enclosed garden, benefitting a south facing orientation. The garden has been recently landscaped and casually separated into two distinct area. Immediately adjacent to the rear of the property, the perfect entertaining garden with a patio and lawned area to enjoy. The second half is the 'working garden' with numerous raised allotment beds.

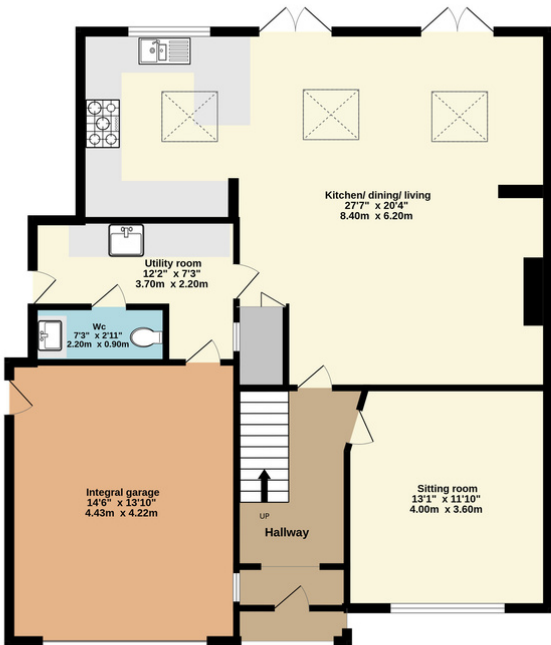
Internally the property comprises an entrance hallway, a cosy sitting room overlooking the front aspect, whilst to the rear of the property a superb open plan living room can be found. This room is bathed in natural light due to the 'Velux' windows and set of 'French' doors maximising the south facing aspect. The lounge area is set around the log burning stove and the dining area sits adjacent to the 'French' door with views of the garden. The fitted kitchen offers a large selection of built in, contemporary units, integrated appliances and a breakfast bar. A utility room provides the practical touch and provides access to a cloakroom and the garage. To the first can be found four bedrooms, including a principle bedroom suite that spans the full length of the property and includes a dressing area, fitted wardrobes and an en-suite. Of the remaining three bedrooms, two are double in nature with the fourth a single or, as the current owners utilise it, as a work from home study. Completing the first floor is the family bathroom, comprising a modern three piece white suite. The loft has been partially converted with the owners enjoying this space as their hobby room. The floor has been reinforced, additional insulation and a 'Velux' window added. Power, light and heating benefit, whilst access is a via a fitted loft ladder.

Conveniently positioned only a short stroll from Keynsham High Street, the train station and the beautiful countryside walks via Dapps Hill., whilst a selection of highly related primary and secondary schools can be found locally. A stunning home, one that contains so many 'Wow' factors that any buyer will appreciate.

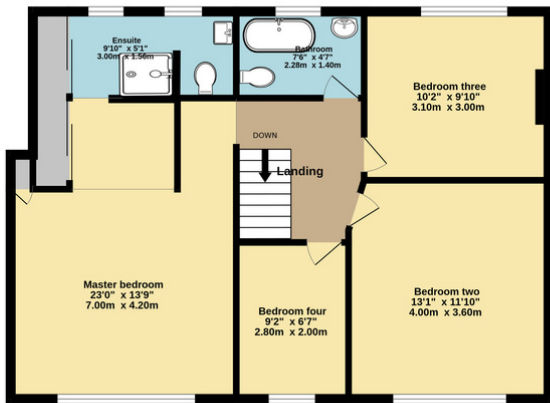




Ground Floor
1057 sq.ft. (98.2 sq.m.) approx.



1st Floor
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.3 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)

11, Albert Road Keynsham BRISTOL BS31 1AA	Energy rating C	Valid until: 29 September 2029 Certificate number: 0380-2823-6114-9121-5871
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Property type	Semi-detached house
Total floor area	157 square metres

Rules on letting this property

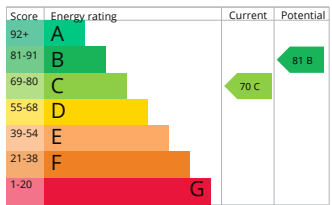
Properties can be let if they have an energy rating from A to E.

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 energy rating is C. It has the potential to be B.

[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



0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

