



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

5 Orchard Close
Bristol, BS31 2EG

£499,950



Positioned within this popular cul-de-sac on fringes of Keynsham, can be found this extended, four bedroom property. This semi detached property offers substantial accommodation over three floors, whilst also impressing external, none more so than with an impressive 135ft, south facing rear garden. Entrance is via a welcoming hallway with stairs leading to the first floor and doors to, a bay fronted sitting room overlooking the front aspect, a living room with large opening to the dining room which in turn opens to a modern fitted kitchen. A practical utility area and cloakroom complete the ground floor. To the first floor can be found three bedrooms, a family bathroom and separate shower room, whilst the main bedroom, complete with en-suite bathroom can be found the second floor. A driveway providing off street parking can be found to the front aspect with double gates leading to a covered side aspect. A large family home with generous room proportions throughout - one to view!

ACCOMMODATION

ENTRANCE HALLWAY 17' 2" x 7' 10" (5.22m x 2.40m)

(Measurements taken to the widest points) Composite entrance door with obscure double glazed side panel windows to the front aspect, laminate flooring, radiator, stairs leading to the first floor with under stairs storage recess, doors to rooms

SITTING ROOM 15' 1" x 12' 10" (4.60m x 3.90m)

(Measurement taken to the longest point into bay) Double glazed bay window to the front aspect, radiator, real flame gas fire with hearth and surround

LIVING ROOM 13' 7" x 12' 0" (4.14m x 3.67m)

Radiator, laminate flooring, serving hatch to the kitchen, large opening to the dining area

KITCHEN 16' 9" x 7' 7" (5.11m x 2.30m)

A large selection of high gloss white wall and base units with Granite work surfaces over, double bowl 'Belfast' style sink unit with mixer taps over, integrated double oven and five ring gas hob with extractor hood over, space and plumbing for a dishwasher and 'American' fridge/freezer, laminate flooring, double glazed window to the rear aspect, 'Velux' window, spot lighting, opening to the dining area

DINING AREA 12' 0" x 8' 7" (3.67m x 2.61m)

Double glazed 'French' doors leading to the rear garden, spot lighting, 'Velux' window, door to the utility area

UTILITY AREA 16' 6" x ' ' (5.02m x m)

Double glazed window to the garden, personal door to the rear garden and door to the front aspect, radiator, a wall mounted gas combination boiler, space and plumbing for a washing machine and tumble dryer, door to the cloakroom

CLOAKROOM

A two piece white suite comprising a low level wc and wash hand basin set in vanity unit with storage under, obscure double glazed window to the rear aspect

FIRST FLOOR LANDING

Stairs leading from the ground floor, storage cupboard, stairs leading to the second floor, doors to rooms

BEDROOM TWO 15' 4" x 12' 10" (4.67m x 3.90m)

Double glazed window to the front aspect, radiator

BEDROOM THREE 13' 7" x 10' 9" (4.15m x 3.27m)

Double glazed window to the rear aspect, radiator

BEDROOM FOUR 9' 1" x 6' 11" (2.78m x 2.10m)

Double glazed window to the front aspect, radiator

BATHROOM 6' 6" x 6' 5" (1.97m x 1.96m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and a panelled bath, chrome heated towel radiator, obscure double glazed window to the rear aspect, tiled walls to wet areas, vinyl flooring

SHOWER ROOM

A shower enclosure, tiled walls, vinyl flooring

SECOND FLOOR LANDING

Stairs leading from the first floor, 'Velux' window, door to

BEDROOM ONE ' ' x 15' 9" (m x 4.80m)

(An 'L' shaped room with measurements taken to the maximum points) Dual aspect 'Velux' windows with two to the front aspect and one to the rear, radiator, storage cupboards into the eaves, door to the en-suite

EN-SUITE 5' 9" x 5' 9" (1.75m x 1.75m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with shower over, tiled walls to wet areas, vinyl flooring, heated towel radiator, 'Velux' window to the rear aspect

FRONT ASPECT

A driveway providing off street parking with double gates and covered area to the side of the property

REAR ASPECT

Measuring Approx. 135 feet in length can be found this south facing rear garden. A large expanse of lawn with mature borders of plants, shrubs and trees. an area of decking and patio, a wooden outbuilding currently utilised as a bar. Enclosed by boundary fencing.



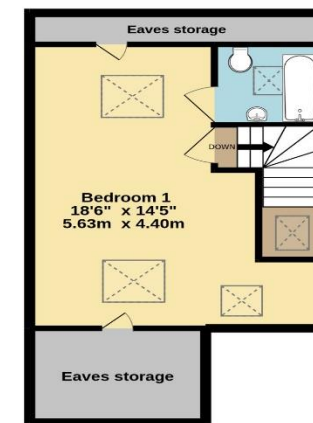
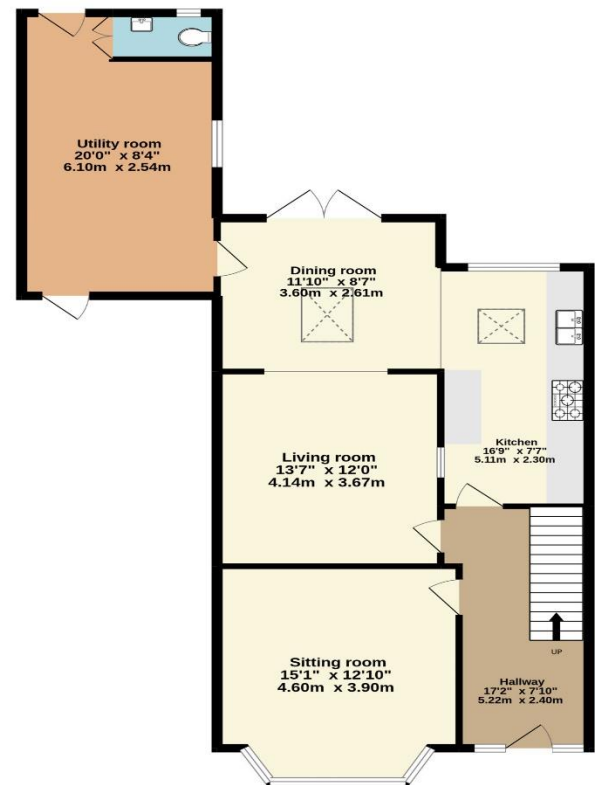


Ground Floor
938 sq.ft. (87.2 sq.m.) approx.



1st Floor
585 sq.ft. (51.5 sq.m.) approx.

2nd Floor
410 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1903 sq.ft. (176.8 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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