



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

193 Trajectus Way  
Bristol, BS31 2FY

**£500,000**



Offered to the market with no onward chain is this stunning, four double bedroom property, located in the ever popular Somerdale development in Keynsham. The spacious accommodation is bathed in natural light with large 'Picture' windows complimenting the majority of rooms. Appointed to the ground floor, a welcoming entrance hallway leads to a cloakroom and a large family room with adequate space for a dining table and comfortable seating area. The room then opens to a large kitchen/breakfast room complete with island, enhancing the number of units available. Feature Bi-folding doors then provide access to the enclosed rear garden. To the first floor a formal lounge complete with 'French' doors and Juliette balcony overlooks the rear garden, the family bathroom, bedroom four and the main bedroom with en-suite shower facilities can all be found. The second floor continues to impress with both bedrooms enjoying vaulted ceilings. Bedroom two offers impressive views of the surrounding countryside to the rear aspect. The third and final bathroom, in the form of a shower room is located to this floor. Parking is by means of a driveway with space for two vehicles, whilst the garage provides further parking or practical storage/utility area. A wonderful home, only a stones throw from Keynsham train station and high street.



## ACCOMMODATION

### ENTRANCE HALLWAY

Composite entrance door with matching double glazed side panel window to the front aspect, tiled flooring, radiator, stairs leading to the first floor, radiator, doors to rooms

### CLOAKROOM

A two piece white suite comprising a low level wc and pedestal wash hand basin, tiled flooring, timed splash backs

### DINING AREA 16' 3" x 10' 4" (4.95m x 3.15m)

Double glazed 'Picture' window to the front aspect, tiled flooring, radiator, opening to the kitchen / breakfast room

### KITCHEN/BREAKFAST ROOM 15' 5" x 11' 2" (4.70m x 3.40m)

Comprising matching wall and base units with feature island, work surfaces over with matching up-stands, one and a half bowl sink and drainer unit with mixer taps over, integrated 'eye level' double oven with five ring gas hob with extractor hood over and glass splash back, further integrated appliances include fridge/freezer, washing machine and dishwasher, tiled flooring, single and bi-folding doors leading to the rear garden

### FIRST FLOOR LANDING

Stairs leading from the ground floor, radiator, double glazed feature window to the front aspect, doors leading to rooms, stairs leading to the second floor

### BEDROOM ONE 15' 6" x 10' 5" (4.73m x 3.17m)

(Measurements taken to the maximum point) Double glazed window to the front aspect, radiator, door to the en-suite

### EN-SUITE

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

### BEDROOM FOUR 9' 6" x 7' 5" (2.90m x 2.25m)

Double glazed window to the front aspect, radiator

### BATHROOM 8' 4" x 6' 5" (2.55m x 1.95m)

A three piece white suite comprising a low level wc, wash hand basin and panelled bath with shower mixer taps over, tiled walls to wet areas, tiled flooring, spot lighting, chrome heated towel radiator

### LOUNGE 15' 5" x 11' 2" (4.70m x 3.40m)

Double glazed 'French' doors with 'Juliette' balcony and further double glazed window to the rear aspect, radiator

### SECOND FLOOR

Stairs leading from the first floor, airing cupboard housing the hot water tank, doors to rooms

### BEDROOM TWO 15' 5" x 11' 2" (4.70m x 3.40m)

Benefitting vaulted ceilings with two double glazed windows to the rear aspect, radiator, fitted wardrobes

### BEDROOM THREE 15' 5" x 9' 2" (4.70m x 2.80m)

Benefitting vaulted ceilings, two double glazed windows to the front aspect, radiator

### SHOWER ROOM

A three piece white suite comprising a low level wc, wash hand basin and shower enclosure, tiled walls to wet areas, tiled flooring, chrome heated towel radiator

### FRONT ASPECT

A driveway providing off street parking for two vehicles, border of shrubs, paved pathway to the property

### REAR ASPECT

Paved patio area leading to an expanse of lawn with stone/slate shingle borders, personal access to the garage, enclosed by boundary fencing

### GARAGE 19' 8" x 10' 6" (6.00m x 3.21m)

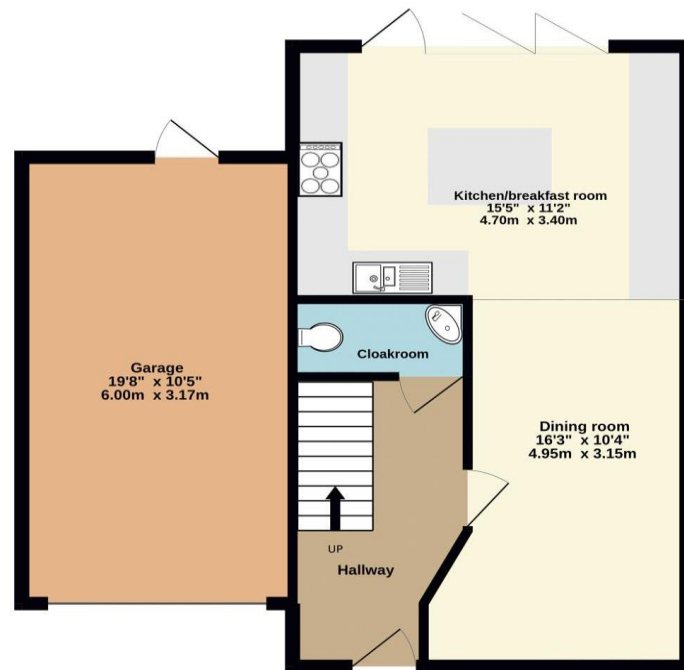
Up and over door providing vehicle access from the driveway, personal door to the garden, power and light supply



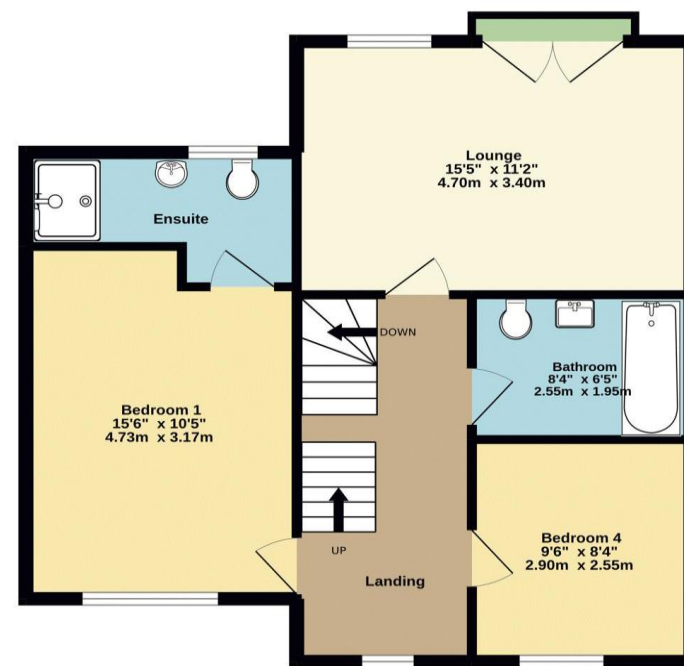




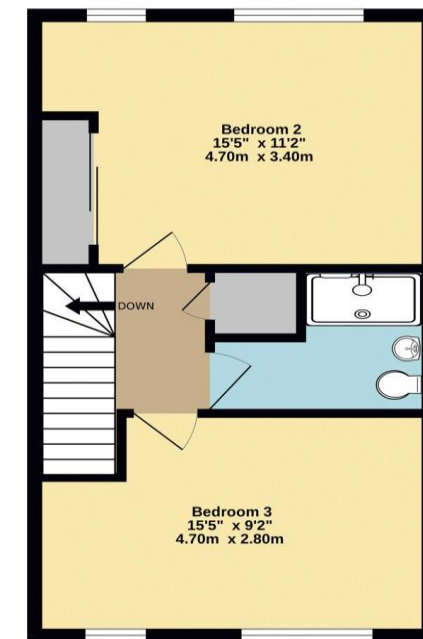
Ground Floor  
632 sq.ft. (58.8 sq.m.) approx.



1st Floor  
632 sq.ft. (58.7 sq.m.) approx.



2nd Floor  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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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