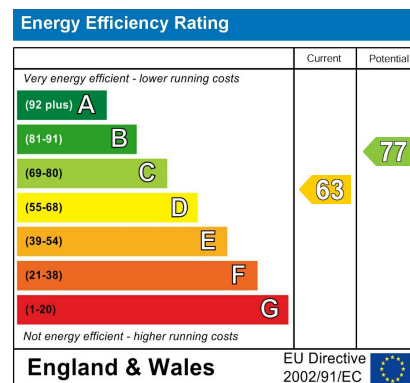


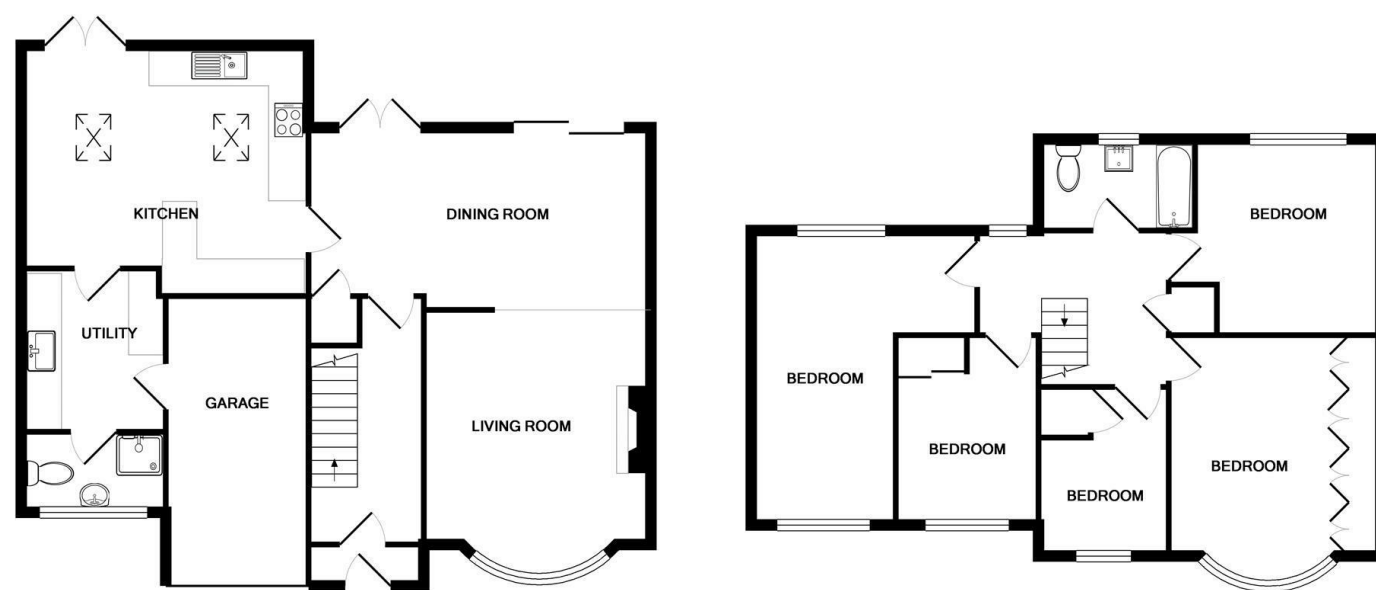


DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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7 Tamar Drive, Keynsham, Bristol, BS31 1PP



GROUND FLOOR
APPROX. FLOOR
AREA 89.7 SQ.M.
(966 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 69.8 SQ.M.
(751 SQ.FT.)

TOTAL APPROX. FLOOR AREA 159.5 SQ.M. (1717 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Guide price £500,000

Situated in a residential cul-de-sac only a few hundred yards from the Wellsway School complex and local shops, this substantial five bedroom home measures approximately 1700 sq ft and is well suited to growing families.

- Front and rear gardens ▪ Off street parking ▪ Garage ▪ Lounge/dining room ▪ Family room ▪ Kitchen/breakfast room ▪ Utility room ▪ Ground floor shower room ▪ Five bedrooms ▪ Family bathroom

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7 Tamar Drive, Keynsham, Bristol, BS31 1PP

Situated in a residential cul-de-sac only a few hundred yards from the Wellsway School complex and local shops, this substantial five bedroom home measures approximately 1700 sq ft and is well suited to growing families.

Having been originally constructed as a three bedroom property, this delightful home has undergone substantial extension to the side and rear of both the first and ground floors and now offers five well balanced bedrooms in addition to flexible ground floor accommodation.

Arranged over two floors, the ground floor offers a full length lounge/dining room, family room and 'horse-shoe' shaped kitchen/breakfast room. This ground floor is further complimented by a welcoming entrance hallway, utility room and shower room. To the first floor five good sized bedrooms are found (four of which are doubles) in addition to a modern family bathroom.

Externally the property benefits from off street parking for several vehicles to the front whilst the rear enjoys a generous large lawn with well-stocked flower beds, patio and clothes drying area.

GROUND FLOOR

ENTRANCE VESTIBULE 2m x 0.9m to maximum points (6'6" x 2'11" to maximum points)
uPVC double glazed windows to front and side aspects, glazed door leading to hallway.

HALLWAY 4.4m x 1.9m to maximum points (14'5" x 6'2" to maximum points)
Radiator, power points, stairs leading to first floor landing, door to family room.

FAMILY ROOM 3.5m x 3.2m to maximum points (11'5" x 10'5" to maximum points)
uPVC double glazed windows and patio doors to rear aspect overlooking and providing access to rear garden, radiator, power points, under stairs storage cupboard, opening leading to lounge/dining room. Door leading to kitchen/breakfast room.

LOUNGE/DINING ROOM 8.6m x 4m narrowing to 2.5m (28'2" x 13'1" narrowing to 8'2")
uPVC double glazed bay window to front aspect, double glazed patio doors, to rear aspect overlooking and providing access to rear garden. Radiators, power points, gas flame effect fire with brick surround.

KITCHEN/BREAKFAST ROOM 5.05m x 4.6m narrowing to 3.95m (16'6" x 15'1" narrowing to 12'11")
A 'horse-shoe' shaped room with uPVC double glazed windows to rear aspect overlooking rear garden, uPVC double glazed French doors to rear aspect overlooking rear garden and two double glazed velux windows to roofline. Kitchen comprising range of matching wall and base units with rolled top work surfaces, bowl and a quarter stainless steel sink with built in waste disposal unit, integrated double electric oven, four ring gas hob with extractor fan over, space and plumbing for dishwasher, space for upright fridge/freezer, power points, tiled splashbacks to all wet areas. Dining area benefiting from ample space for family size dining table, radiator, power points, door to utility room.

UTILITY ROOM 2.7m x 2.6m to maximum points (8'10" x 8'6" to maximum points)
Range of matching wall and base units with rolled top work surfaces, stainless steel sink with mixer tap over, space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, power points, tiled splashbacks to all wet areas. Door to shower room and garage.

SHOWER ROOM 2.65m x 1.4m to maximum points (8'8" x 4'7" to maximum points)
Obscured uPVC double glazed window to front aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, walk in shower cubicle with shower off mains supply over, radiator, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING
Access to loft via hatch, built in storage cupboard, power points, doors to rooms.

BEDROOM ONE 5m x 3.5m to maximum points (16'4" x 11'5" to maximum points)
uPVC double glazed bay window to front aspect, an array of built in wardrobes and cupboards, radiator, power points.

BEDROOM TWO 5.25m 2.6m (17'2" 8'6")
Dual aspect uPVC windows to front and rear aspects, radiator, power points.

BEDROOM THREE 3.4m x 3.25m to maximum points (11'1" x 10'7" to maximum points)
uPVC double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM FOUR 3.25m x 3.55m to maximum points (10'7" x 11'7" to maximum points)
uPVC double glazed window to front aspect, built in double wardrobe, radiator, power points.

BEDROOM FIVE 2.9m x 2.4m (9'6" x 7'10")
uPVC double glazed window to front aspect, built in storage cupboard, radiator, power points.

BATHROOM 2.65m x 1.65m to maximum points (8'8" x 5'4" to maximum points)
Dual aspect obscured uPVC double glazed windows to rear and side aspects. Modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap and shower attachment off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Mainly laid to hard standing accessed via dropped kerb providing off street parking for several vehicles, wall and fenced boundaries, stone chipping area, lawn, gated path leading to rear garden. Path leading to front door.

REAR GARDEN
Largely levelled lawned rear garden with fenced boundaries, patio, well-stocked flower beds, clothes drying area, timber shed, green house, well-stocked flower beds.

GARAGE internal measurements of 4.7m x 2.4m to maximum po (internal measurements of 15'5" x 6'6",13'1" to max)
Accessed via up and over door with integral access from utility room. Benefiting from power and lighting.

