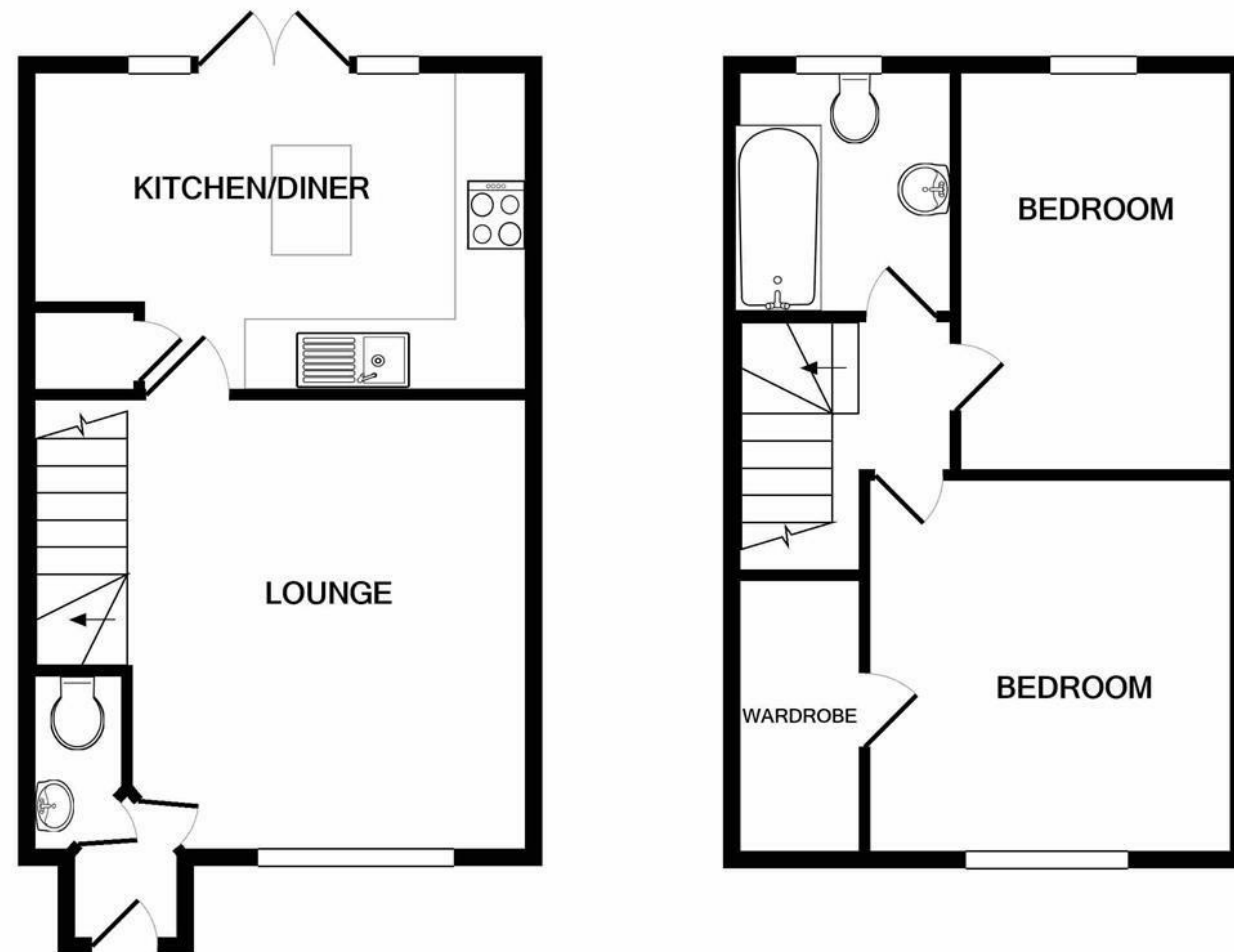


1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 SQ.M.)

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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2 Woodpecker Close, Keynsham, Bristol, BS31 2FU



£285,000

A modern two double bedroom end of terrace home located on a popular estate ideally suited to first time purchasers.

- End of terrace
- Entrance Hall
- Lounge
- Quality kitchen/dining room
- WC
- Two double bedrooms
- Walk in wardrobe
- Family bathroom
- Landscaped front and rear gardens
- Off street parking

2 Woodpecker Close, Keynsham, Bristol, BS31 2FU

An immaculately presented and improved two double bedroom home enjoying modern, well cared for accommodation ideally suited to both young couples and those downsizing. This delightful property enjoys a contemporary feel throughout with several additions to the standard specification of similar homes including fitted kitchen, granite work surfaces and centre piece island in the kitchen in addition to underfloor heating and landscaped front and rear gardens.

Internally the ground floor comprises of an entrance hallway, lounge, full width kitchen/dining room with centre piece island and a two piece suite WC. To the first floor two double bedrooms are found (master enjoying a walk in wardrobe) in addition to a modern three piece suite bathroom.

Externally the front of the property is mainly laid to hardstanding providing off street parking for two vehicles and additionally benefits from well stocked flower beds. The rear garden has been landscaped to benefit from several seating areas an artificial lawn, patio, raised decking, well stocked flower beds and a timber shed in addition to gated rear access. Further benefits from the property include approximately 6 years remaining of an NHBC Guarantee.

GROUND FLOOR

ENTRANCE HALLWAY 1.7m x 1.5m (5'6" x 4'11")
Radiator, power points, doors to rooms

LOUNGE 4m x 3.3m (13'1" x 10'9")
Window to front aspect, radiator, power points, stairs rising to first floor landing, door leading to kitchen/dining room

KITCHEN/DINING ROOM 4.4m x 3m (14'5" x 9'10")
Double glazed French doors and windows overlooking and providing access to rear garden, high quality kitchen comprising range of matching wall and base units with granite work surfaces, stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob and stainless steel extractor fan over, integrated fridge, freezer, washer/dryer, slimline dishwasher and wall mounted gas combination boiler. Feature island, granite splashbacks to all wet areas. Ample space for dining table, pantry cupboard, power points, underfloor heating.

WC 1.8m x 1m (5'10" x 3'3")
Modern matching two piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, radiator, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 1m x 1.4m (3'3" x 4'7")
Power points, doors to rooms

BEDROOM ONE 3.4m x 3.3m (11'1" x 10'9")
Double glazed window to front aspect, radiator, door to walk in wardrobe

WALK IN WARDROBE 2.4m x 1m (7'10" x 3'3")
Benefiting from power, lighting and ample storage.

BEDROOM TWO 3.5m x 2.3m (11'5" x 7'6")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 2m x 1.9m (6'6" x 6'2")
Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower off main supply over, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to hard standing providing off street parking for several vehicles that is accessed by a dropped kerb. Walled boundary, well stocked flower beds enjoying a selection of shrubs and trees, path leading to front door.

REAR GARDEN

Landscaped rear garden with wall and fenced boundaries, several patios, raised decking, artificial lawn, timber shed, selection of well stocked flower beds, gated rear lane access.

