



Rock Road, Keynsham, Bristol, BS31 1BL

Guide Price £450,000

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Quote Reference NF0664 To Arrange Your Viewing.

Nestled on Rock Road in the charming town of Keynsham, this enchanting Victorian home exudes character and warmth. The property showcases a delightful blend of classic features and modern comforts, starting with a welcoming entrance leading to a bay front living room adorned with high ceilings, an ornate open fireplace, and a large bay window. The dining room with wooden floors seamlessly connects to the well-appointed kitchen and sunroom, offering a cosy retreat overlooking the manicured gardens. The upper floors boast four spacious bedrooms, including a master retreat with an en-suite shower room and picturesque views of the town and church. Outside, the landscaped gardens feature a serene patio area with a pergola and climbing rose, circular lawn, and a decked space. In addition, the convenient location of Rock Road provides easy access to the town centre and train station.





Hall

Door to the front aspect with an obscure double glazed window above, stairs leading to the first floor, dado rail, alarm panel, radiator and a wooden flooring. There is a storage cupboard housing the consumer unit, meters and has shelving.

Living Room

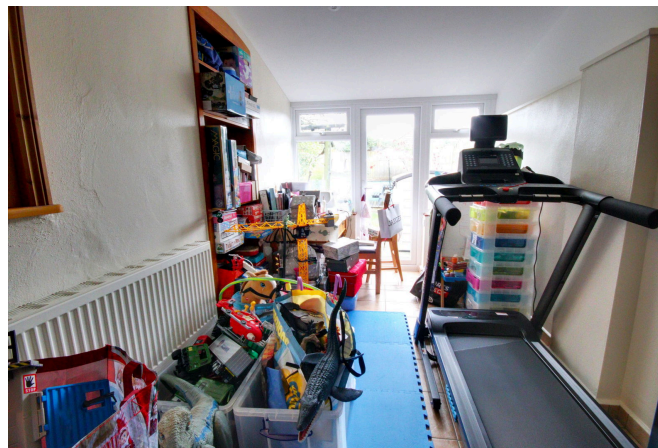
5.02m into the bay x 3.3m (16'5" x 10'9")

Double glazed bay window to the front aspect, picture rail, ornate open fire place with wooden mantle over ,radiator and a television aerial.

Dining room

5.26m x 3.52m (17'3" x 11'6")

Opening to the kitchen and sun room, cove ceilings, radiator, wooden flooring. There is a lift up hatch which has access to the stop tap and is used as a storage space.





Kitchen

4.38m x 2.57m (14'4" x 8'5")

Double glazed French doors to the rear aspect, single glazed window to the side aspect, recessed spot lights, a range of wall and base units with wooden work surfaces, an inset Belfast style sink with mixer taps, integral electric oven with a five ring gas hob and extractor hood over, spaces for a dishwasher, fridge/freezer, washing machine and finished with tiled floors. There is a cupboard housing the wall mounted Valliant boiler.

Sun Room

4.41m x 2.33m (14'5" x 7'7")

Double glazed door and window to the rear aspect, recessed spot lights, radiator and tiled floors.

Landing

Double glazed window to the front aspect, smoke alarm, dado rail, stairs leading to the



Bedroom Two

4.24m x 3.32m (13'10" x 10'10")

Double glazed windows to the front aspect, feature fireplace, radiator and a television aerial.

Bedroom Three

4.12m x 2.54m (13'6" x 8'4")

Double glazed windows to the rear aspect and a radiator.

Bathroom

1.8m x 1.6m (5'10" x 5'2")

Obscure double glazed window to the side aspect, vinyl ceiling, partially tiled walls, extractor fan, chrome towel radiator and vinyl flooring. There is a three piece suite comprising of a bath with a shower screen and shower over, pedestal wash hand basin and a low level WC.



Bedroom Four

2.69m x 2.59m (8'9" x 8'5")

Double glazed window to the rear aspect, radiator and a vanity unit with a wash hand basin.

Second Floor

Bedroom One

5.8m x 3.37m (19'0" x 11'0")

Double glazed dormer window to the rear aspect, exposed wooden beams, eaves storage areas, pull out fitted wardrobes and drawers, radiator and laminate floors.





En-suite

3.33m x 0.9m (10'11" x 2'11")

Tiled walls, extractor fan and vinyl floors. There is a three piece suite comprising of a shower cubicle with an electronic shower over, vanity unit with wash hand basin and a low level WC.

Rear Garden

5.49m x 10.5m (18'0" x 34'5")

Enclosed by wooden fencing and has a rear access gate, the immediate area from the house is a large patio with a wooden pergola that has a beautiful climbing rose entwined creating a private area perfect for a quiet evening drink, then you venture to a central circular lawn area that is slightly recessed with raised edges, to the rear is a wooden deck area ideal for outdoor eating in the sun, there are planted borders or flowers and shrubs, plus an outside tap and lights.

Front Garden



Passage way

Leading from the rear garden is a pathway that leads along behind number 42 and comes out to the road. This area is shared between three residents. This property has a large wooden shed and rights of access along the path to the front. This is useful to take bins out, also allows items to be bought into the rear of the property and the space is large enough to temporarily park a car to unload.

Agents Notes





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

