



HOPEWELL

SALES

£600,000 Freehold



Alexander Road, Keynsham, Bristol,
Somerset BS31 2TB

PROPERTY DESCRIPTION

The Property-

Alexander Road is an exquisite five bedroom detached family home located in the charming town of Keynsham. The kitchen, dining, and family room is a versatile and interconnected space that serves as the heart of the home. It features a well-equipped kitchen with modern appliances and ample storage. The adjacent dining area offers a designated space for meals, while the cozy family room provides a comfortable space for relaxation and entertainment, benefitting from patio doors leading to the rear garden. This integrated space encourages social interaction and serves as a central gathering area for the household. The ground floor additionally comprises a well-appointed living room, perfect for entertaining guests or relaxing with family with patio doors leading to the rear garden. A conveniently located utility room and a guest WC complete the ground floor.

The first floor is home to a modern family bathroom and three bedrooms, two of which are doubles. The master includes a luxury walk-in dressing area, including fitted wardrobes and a superb en suite shower room.

The second floor comprises of an additional two Bedrooms. A very light and airy double bedroom facing the front of the house and a fifth bedroom currently used as a spare room with ensuite. This creates an ideal space for guests or a study room for working from home. Additionally benefits on this floor is a spacious landing area.

Outside-

The outdoor area of this property is a true sanctuary, designed with both aesthetics and functionality in mind. The expansive garden offers a haven for outdoor activities and relaxation, featuring a manicured lawn, beautiful flowerbeds, and a paved patio area for al fresco dining and summer barbecues. Additionally, a detached double garage provides lots of storage and comes with a double tandem driveway directly in front. To the front of the property you have amazing views of the fields creating a sense of calm and serenity.

Location-

Situated in the highly sought-after town of Keynsham, residents of this home will enjoy a peaceful neighborhood with excellent amenities just moments away. Keynsham boasts an array of local shops, restaurants, and schools, providing convenience and a strong sense of community. The property is also conveniently located for easy access to transportation links, making commuting a breeze.

Hopewell-

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FEATURES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



ROOM DESCRIPTIONS

Entrance Hallway

Kitchen/Dining/Family

8.68m x 3.23m (28'6 x 10'7)

Living

6.65m x 3.35m (21'10 x 11'0)

Utility

2.30m x 1.66m (7'6 x 5'5)

WC

1.79m x 0.89m (5'10 x 2'11)

First Floor Landing

Master Bedroom

3.68m x 3.39m (12'1 x 11'2)

Dressing Room: 2.38m x 2.35m (7'10 x 7'8)

Ensuite

Bedroom Three

4.05m x 2.88m (13'4 x 9'5)

Bedroom Four

3.22m x 3.20m (10'7 x 10'6)

Family Bathroom

2.40m x 1.94m (7'10 x 6'4)

Second Floor Landing

Bedroom Two

4.89m x 3.31m (16'1 x 10'10)

Bedroom Five

4.07m x 3.42m (13'4 x 11'3)

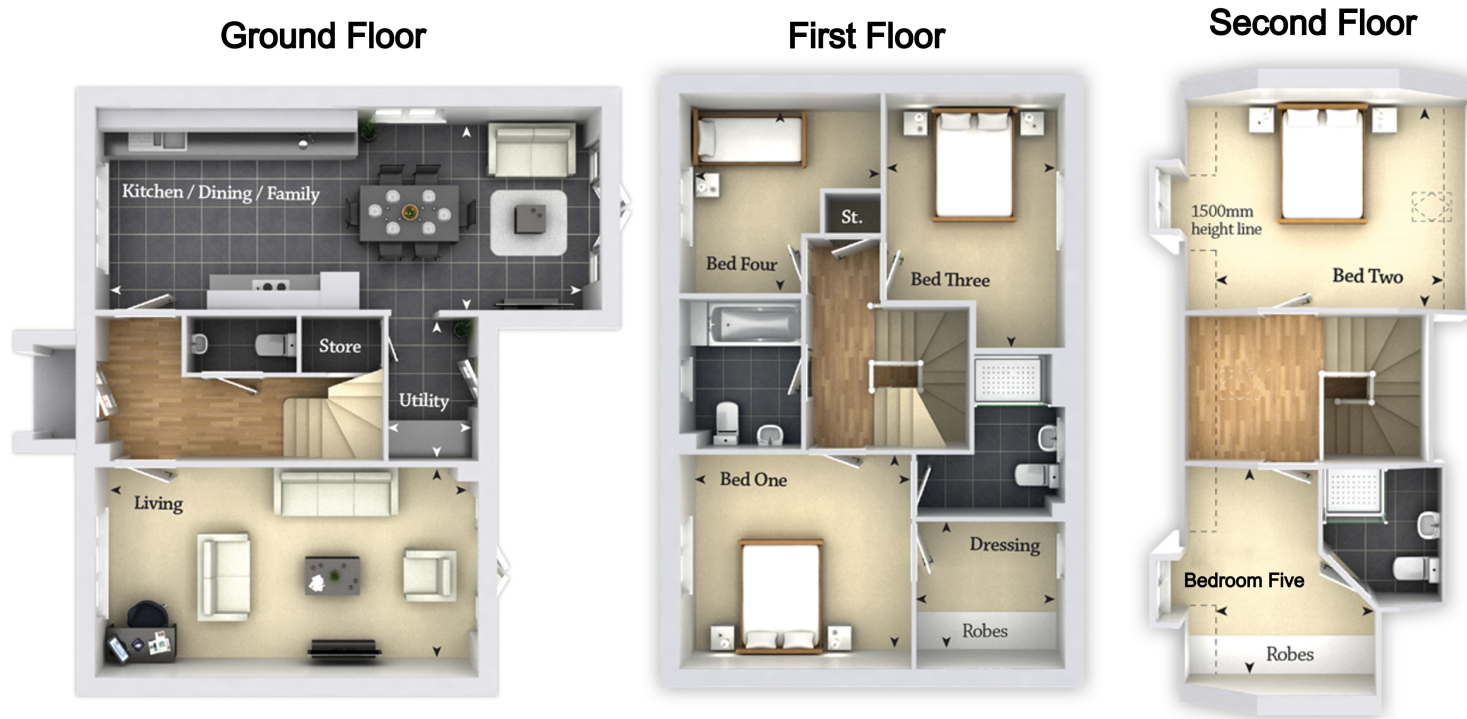
Ensuite

Garage

6.88m x 3.18m (22'7 x 10'5)



FLOORPLAN



162 Square Metres according to EPC