

# 3 KEENE LANE

Banwell, BS29 6HZ

## Offers Over £435,000

MAYFAIR
TOWN & COUNTRY

# PROPERTY DESCRIPTION

* SOUTH FACING GARDEN & SUMMER HOUSE * Tucked away within an exclusive development of just ten detached homes by Rockfield Homes, this beautifully presented four-bedroom detached property combines contemporary family living with impressive energy efficiency.

Boasting an A-rated EPC, the home benefits from an air source heat pump and six solar panels, helping to reduce running costs while supporting sustainable living.

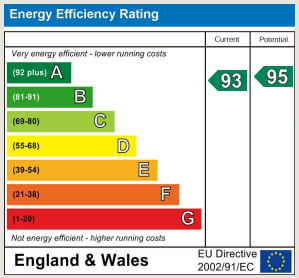
The accommodation is thoughtfully designed around modern family life, featuring a spacious open-plan kitchen/dining room with patio doors opening onto the south-facing garden, creating an ideal space for entertaining and everyday living. A separate utility room, spacious bay-fronted sitting room, generous hallway and ground-floor cloakroom complete the downstairs accommodation. Upstairs, four well-proportioned bedrooms provide comfortable living space for the whole family. The master bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

## Situation

0.18 miles - Bus Stop
0.37 miles - Co-op Convenience Shop
0.86 miles - The Brewers Arms Pub
1.24 miles - Winterstoke Hundred Academy
1.34 miles - Hutton Garden Centre
All distances are approximate and sourced from Google Maps

## Local Authority

North Somerset Council  Council Tax Band:  E
Tenure:  Freehold
EPC Rating:  A














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### Hallway

15'2" x 7'1" max measurements (4.62m x 2.16m max measurements)
Composite front door opening to the hallway with stairs rising to the landing, thermostat, telephone point, laminate flooring, radiator and doors to;

### Downstairs Cloakroom

White suite comprising low level WC and hand wash basin with mixer tap over, part tiled walls, towel radiator, down light, laminate flooring and extractor.

### Sitting Room

20'1" x 14'4" into bay window (6.12m x 4.37m into bay window )
uPVC double glazed bay windows to front aspect with fitted blinds and radiators.

### Kitchen/Dining Room

20'1" x 10'7" max measurements (6.12m x 3.23m max measurements)
uPVC double glazed window to rear aspect with fitted blinds, the kitchen is fitted with a range of modern handle-less eye and base level units with Quartz worktop over, inset one and half sink with adjacent drainer and mixer tap over, inset electric hob with extractor over, mid-height electric double over, integrated fridge/freezer and dishwasher, laminate flooring, down lights, radiator, sliding patio doors with fitted blinds opening to the garden and archway to;

### Utility Room

7'1" x 4'7" (2.16m x 1.40m)
Quartz worktop and space for tumble dryer and under the counter fridge or freezer, radiator, extractor and uPVC double glazed door opening to the side of the property.

### Landing

Loft access, storage cupboard housing the hot water tank, radiator and doors to;

### Bedroom 1

12'2" x 11'6" (3.71m x 3.51m)
uPVC double glazed window to front, radiator and thermostat controls.

### En-suite

Obscure uPVC double glazed window to side, white suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, walk-in shower cubicle with mains rainfall style shower over and separate handheld attachment with tiled surround, towel radiator, down lights and extractor.

### Bedroom 2

10'8" x 10'2" (3.25m x 3.10m)
uPVC double glazed window to rear looking up to woodland, radiator.

### Bedroom 3

10'11" x 9'8" max measurements (3.33m x 2.95m max measurements)
uPVC double glazed window to rear looking up to woodland, radiator.

### Bedroom 4

11'8" x 7'8" max measurements (3.56m x 2.34m max measurements)
uPVC double glazed window to front and radiator.

### Bathroom

Obscure uPVC double glazed window to side, white suite comprising low level WC, hand wash basin with mixer tap over and paneled bath with mixer tap, mains shower over and tiled surround, down lights, extractor and towel radiator.

### Rear Garden

Boasting a south facing aspect, the rear garden is fully enclosed by fencing with gated side access to both sides. Stepping from the kitchen/dining room onto an extended patio area - ideal for entertaining or enjoying the sunny facing aspect, the remainder of the garden is laid to artificial grass and creates access to the Summer House. Courtesy door access to the detached garage and the garden houses the air source heat pump.

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### Summer House

13'9" x 9'7" (4.19m x 2.92m)
Of wooden construction with double doors to the front and glazed windows - perfect as a home office, gym or hobby room.

### Driveway

The attractive block paved driveway provides off street parking for up to three vehicles with an EV charger point, leading to the garage, side gate access to the garden and the front door.

### Detached Garage

22'0" x 10'0" (6.71m x 3.05m)
Up and over electric remote controlled door to the front, power, lighting and courtesy door to the garden.

### Front Garden

Enclosed by a hedge border and laid to lawn.

### Material Information

We have been advised the following;
Council Tax - E
Estate Charge - To be confirmed
Gas - Mains
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



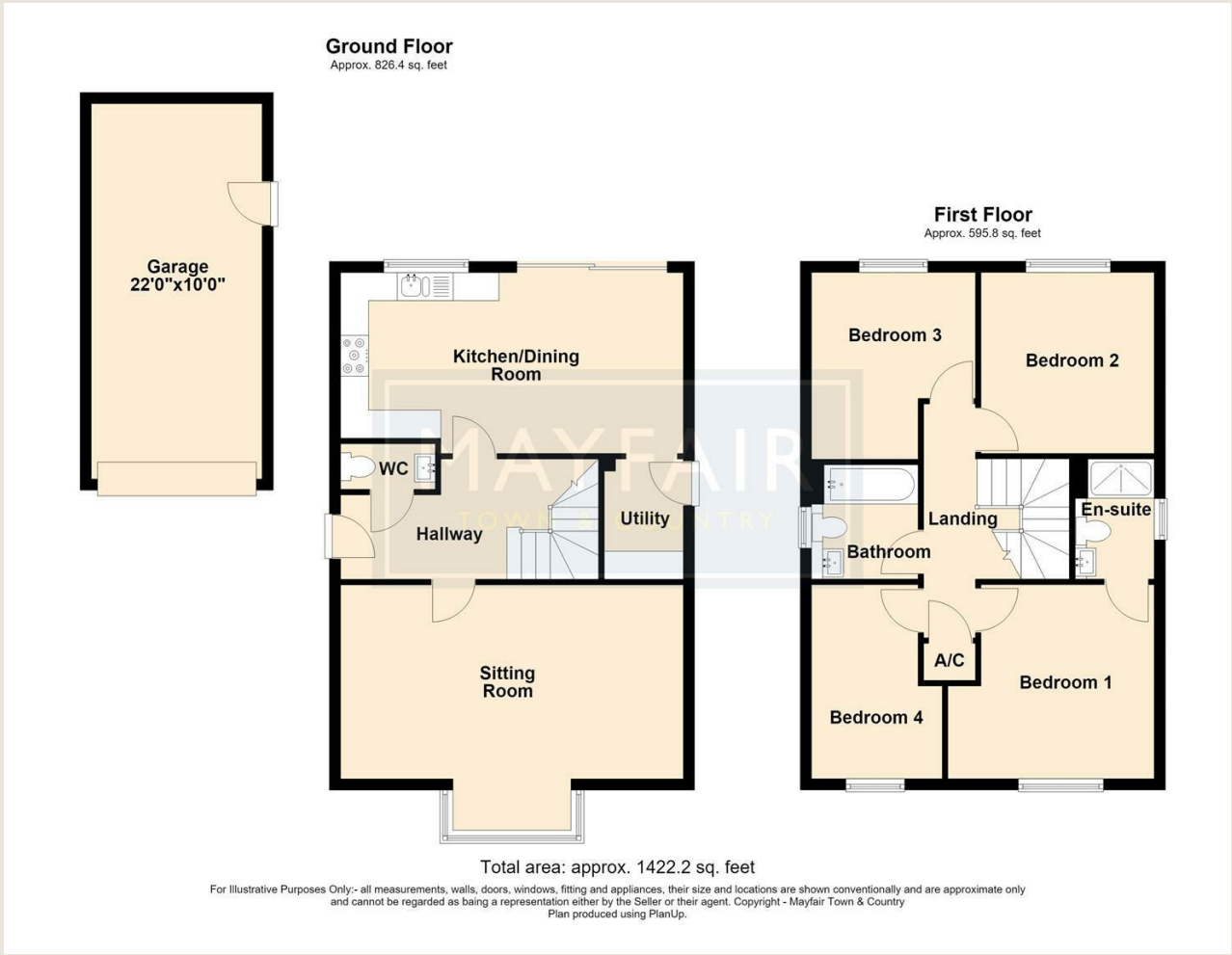
















TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans  All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT