Eveleighs

info@eveleighs.com
www.eveleighs.com









45 Maple Walk, Bristol, BS31 2SB

Offers In The Region Of £315,000

Nestled in the charming area of Maple Walk, Keynsham, Bristol, this immaculately presented three-bedroom mid-terrace house offers a delightful blend of comfort and convenience. The property boasts a well-designed layout, featuring a welcoming reception room that provides an ideal space for relaxation or entertaining guests.

The three spacious bedrooms are perfect for families or those seeking extra room for guests or a home office. The bathroom is thoughtfully appointed, ensuring that daily routines are both comfortable and efficient. The house benefits from gas-fired central heating and uPVC double glazing, providing warmth and energy efficiency throughout the year.

One of the standout features of this property is its low-maintenance enclosed rear garden, which offers a private outdoor space for enjoying the fresh air or hosting summer gatherings. Additionally, there is a single garage located in a nearby block, adding to the convenience of this lovely home.

Situated close to local shops and amenities, as well as excellent transport links to both Bristol and Bath, this property is ideal for those who appreciate easy access to urban life while enjoying the tranquillity of a residential neighbourhood. This home is not just a property; it is a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location.

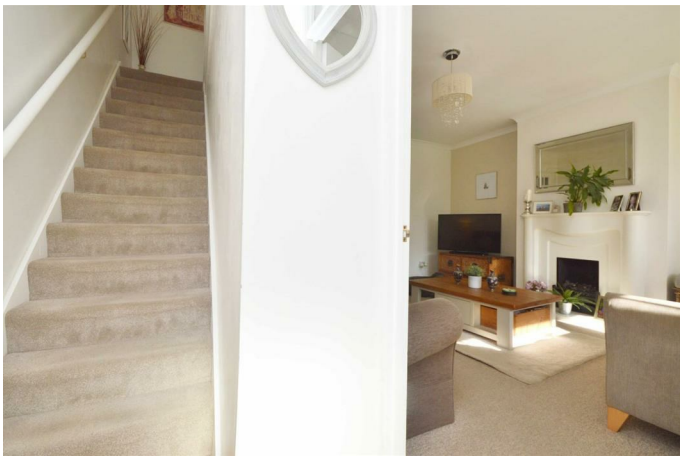
45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via obscured uPVC double glazed front door with matching windows and side panels into

Covered Porch
Space for shoes etc, further obscured door into

Hallway



Stairs rising to first floor landing, single radiator, door to

Sitting Room
14'11" x 13'3" (4.55 x 4.04)



uPVC double glazed window to front aspect, double radiator, coving, understairs storage cupboard, feature living flame gas fire with stone surround, hearth and mantel over, multi glazed double doors to

Kitchen/Dining Room
9'1" x 16'5" (2.77 x 5.01)



uPVC double glazed French doors with matching side panels to patio and rear garden, uPVC double glazed window to rear aspect, coving, wood effect flooring, double radiator, inset spots, space for dining table, a range of wall and floor units with worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, space and plumbing for automatic washing machine, four ring gas hob with stainless steel splash back, extractor hood and light over, electric oven and grill beneath, integrated fridge freezer, cupboard housing Glowworm gas combination boiler, under unit lighting.

First Floor Landing
7'10" x 7'1" (2.41 x 2.18)



Coving, access to loft space, doors to

Master Bedroom
15'0" x 8'10" (4.58 x 2.71)



uPVC double glazed window to front aspect, single radiator, cupboard with hanging rail and shelving.

Bedroom Two
9'4" x 9'1" (2.87 x 2.78)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three
9'5" x 7'2" (2.89 x 2.19)



uPVC double glazed window to front aspect, single radiator, over stairs storage cupboard with shelving.

Family Bathroom
6'1" x 7'1" (1.87 x 2.17)



Obscured uPVC double glazed window to rear aspect, tiled flooring, suite comprising low level w/c, pedestal wash hand basin with mixer taps over and p-shaped panelled bath with curved glazed shower scrren and mains shower with separate shower attachment over, part tiled walls, coving, chrome heated towel rail.

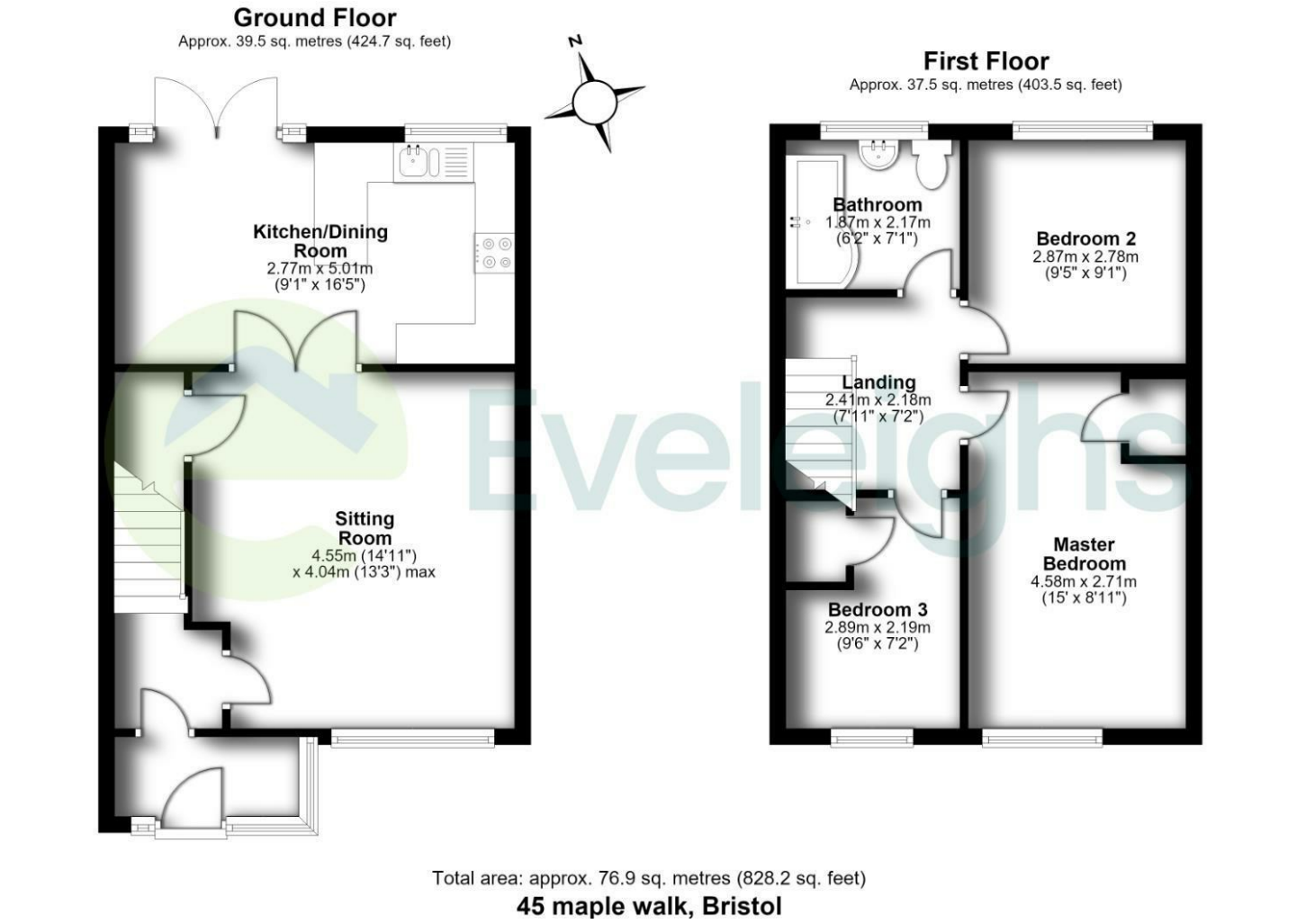
Outside



The front of the property has a pathway leading to the front door, the remainder is laid mainly to lawn. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to artificial lawn for ease of maintenance with a small corner border containing plants and shrubs. A pathway leads to the rear gate giving access to a shared pathway giving access to the garage located in a block nearby. The rear garden is enclosed by featheredge fencing with part trellis.

Directions
Sat Nav BS31 2SB

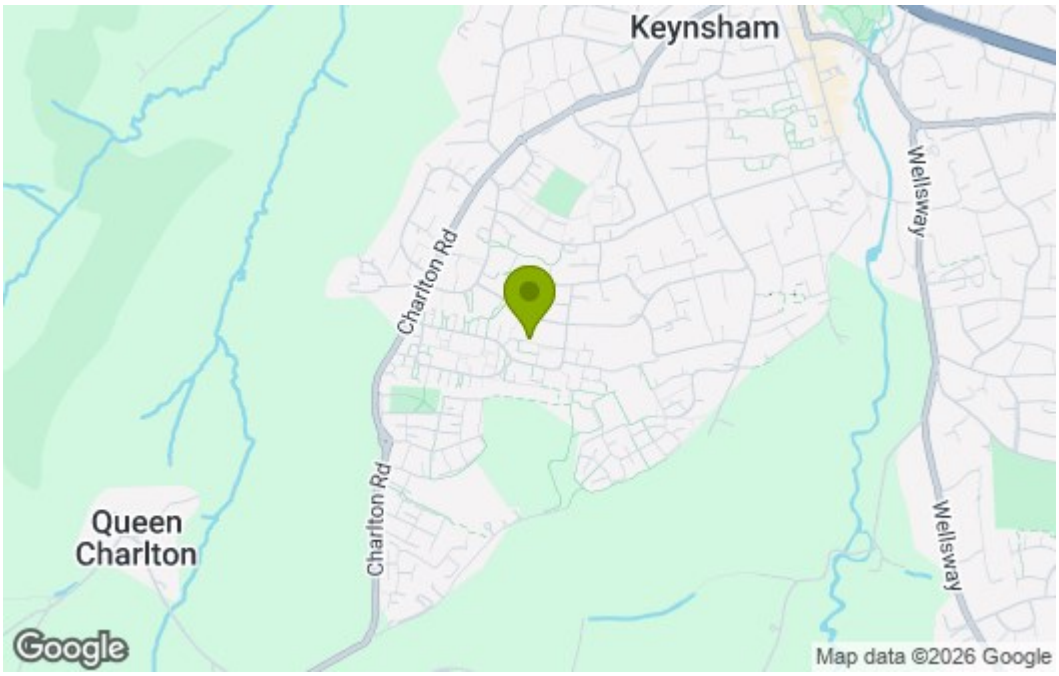
Floor Plan



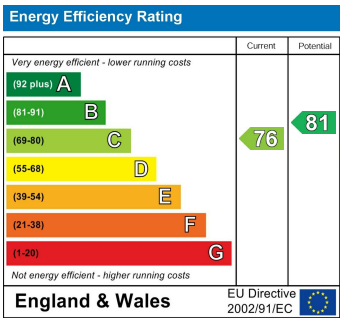
Total area: approx. 76.9 sq. metres (828.2 sq. feet)

45 maple walk, Bristol

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.