



Rock Road, Keynsham, BS31 1BP

Guide Price £545,000

NIGEL FUDGE

exp<sup>®</sup> UK

@ [nigel.fudge@exp.uk.com](mailto:nigel.fudge@exp.uk.com)

🌐 [nigelfudge.exp.uk.com](http://nigelfudge.exp.uk.com)

☎ 07595 898 050

## Rock Road, Keynsham, BS31 1BP

Welcome to our charming Victorian semi-detached house, Dagmere, nestled in the vibrant street of Rock Road in the delightful town of Keynsham. Dating back to 1878, this recently modernised home offers a high standard of finish, making it a spacious and ideal family haven. With a southerly facing garden, inclusive of a block built home office and a garage, there's ample space for work and play. The property features five bedrooms, a modern kitchen, and multiple reception areas for family gatherings. Conveniently located within walking distance to the town center, train station, and sought-after schools, Keynsham provides a dynamic community with a perfect blend of urban amenities and scenic surroundings. This property is sure to capture the hearts of discerning families seeking a comfortable and well-connected home.

**Quote Reference NF0664 To Arrange Your Viewing**





## Hallway

Door to the side aspect with obscure glass, coved ceiling, stairs to the first floor with two under stairs cupboards, cupboard housing the consumer unit and meters, alarm panel and a radiator.

## Living Room

4.81m to bay x 3.64m (15'9" x 11'11")

Double glazed bay window to the front aspect, coved ceiling, fire place with inset wooden mantel and slate hearth, radiator and television aerial.

## Dining Room

3.04m x 3.01m (9'11" x 9'10")

Double glazed window to the side aspect, radiator and a cupboard housing a wall mounted Worcester boiler and shelving.





## Family Room

5.4m x 3.14m (17'8" x 10'3")

Double glazed window to the front aspect, coved ceiling, electric fire, radiator and a television aerial.

## Kitchen

3.59m x 2.97m (11'9" x 9'8")

Double glazed door and window to the rear aspect, a range of wall and base units with under lights, tiled splash backs, laminate work surfaces and a stainless steel sink unit with mixer tap over. There is a mixture of integral appliances and freestanding which include an induction hob with extractor hood over, oven and microwave. Spaces for a washing machine, dish washer and fridge/freezer. Finished with luxury vinyl flooring.

## Conservatory

3.66m x 2.9m (12'0" x 9'6")

Double glazed sliding doors to the rear aspect



## Landing

Double glazed window to the side aspect, coved ceiling, smoke alarm with two radiators and stairs leading to the second floor.

## Bedroom One

3.66m x 3.65m (12'0" x 11'11")

Double glazed window to the front aspect, coved ceiling and a radiator.

## Bedroom Two

3.66m x 3.1m (12'0" x 10'2")

Double glazed window to the rear aspect, coved ceiling and a radiator.



## Bedroom Three

3.17m x 3.05m (10'4" x 10'0")

Double glazed window to the rear aspect, coved ceiling and a radiator.

## Bathroom

3.01m x 2.4m (9'10" x 7'10")

Obscure double glazed window to the front aspect, coved ceiling, extractor fan, tiled walls, chrome towel radiator and vinyl flooring. There is a four piece white suite which includes a walk in shower cubicle with a mixer shower over, free standing bath, vanity unit with wash hand basin and a low level WC.

## WC

2.03m x 1.13m (6'7" x 3'8")

Obscure double glazed window to the front aspect, coved ceiling, radiator and vinyl flooring. There is a two piece white suite comprising of a vanity unit with wash hand basin and a low level WC.





## Landing

Smoke alarm and doors to bedrooms

## Bedroom Four

3.8m x 3.08m (12'5" x 10'1")

Double glazed window to the rear aspect and a radiator.

## Bedroom Five

3.71m x 3.06m (12'2" x 10'0")

Double glazed window to the front aspect and a radiator.



## Rear Garden

14.3m x 9.5m (46'10" x 31'2")

Southerly facing and enclosed by wall and fences with a double side access gate and a single rear access gate. Laid to patio paving with an area of artificial lawn with a pergola next to it. There are planted borders of flowers and shrubs, a mature tree to give some shelter from the sun light. Outside tap and light.

## Home Office

3.76m x 2.15m (12'4" x 7'0")

Upvc door into with double glazed windows to the side and front aspect, laminate work surface, power and light.

## Front Garden

Stone wall to the front and side, laid to patio paving with a planted border of shrubs



## Front Driveway

Laid to concrete and can accommodate one car with ease, possible a second if smaller.

## Garage

5.94m x 3.12m max (19'5" x 10'2")

Up and over door to the rear aspect, side access door into, power and light plus eave storage.

## Rear Driveway

Laid to concrete and can accommodate three cars.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

