Eveleighs

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28 Arcadius Way, Bristol, BS31 2GE

Offers In The Region Of £950,000

Nestled in the desirable Arcadius Way, Keynsham, this stunning detached house, built in 2020, presents an exceptional opportunity for modern living. With four spacious bedrooms and three well-appointed bathrooms, this home is designed to cater to the needs of families and individuals alike.

The heart of the home is the open plan kitchen and living area, which is both stylish and functional. It features air conditioning for year-round comfort and bi-folding doors that seamlessly connect the indoor space to the tranquil rear garden. The property is also equipped with solar panels, enhancing its energy efficiency and sustainability.

The master bedroom serves as a true sanctuary, complete with air conditioning, a private balcony, a walk-in wardrobe, and an ensuite shower room, ensuring a luxurious retreat. Two additional bedrooms also benefit from air conditioning and Juliette balconies, offering delightful views and an elegant touch.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

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Entrance via front door into

Entrance Hall




Tiled flooring, stairs rising to first floor landing, wall mounted double radiator, inset spots, understairs storage cupboard housing batteries for solar panels, doors to

Downstairs W/C



Tiled flooring, part tiled walls, suite comprising low level Roca w/c, wash hand basin with mixer taps over, inset spots, extractor.

Sitting Room
20'6" x 13'4" (6.27 x 4.07)





uPVC double glazed feature bay window to front aspect, panelled feature wall, double radiator.

Open Plan Kitchen/Living Room
16'4" x 27'5" (4.98 x 8.36)







Double uPVC bi-folding doors to rear garden, tiled flooring, air conditioning unit, double radiator, inset spots, space for sofa and dining table, a range of modern wall and floor units with quartz worksurfaces over, 1 1/4 bowl sink with Quooker tap over, Siemens oven, microwave and warming drawer, built in full sized fridge and freezer, integrated Siemens dishwasher, wine cooler, cupboard housing Ideal Logic boiler, under unit lighting, central island with pan drawers and storage cupboards, space for bar stools, Siemens induction hob, extractor hood with light over and quartz worksurface, door to

Utility Room
5'3" x 7'4" (1.62 x 2.25)



Tiled flooring, single radiator, inset spots, extractor, further range of wall and floor units with quartz worksurface over, integrated Siemens 8kg washing machine, 1 1/2 bowl stainless steel sink with mixer tap over, cupboard housing Water Softener, further door into

Games Room/Bar
18'4" x 19'6" (5.59 x 5.96)






Door to rear garden, 2 obscured uPVC double glazed windows to rear garden, wood effect flooring,

radiator, inset spots, media wall with storage cupboards and shelving, bar area with shelving and lights.

First Floor Landing



Bannisters with glazed panels, access to loft space, storage cupboard housing pressurized water system, doors to

Master Bedroom
18'11" x 13'3" (5.78 x 4.04)





uPVC double glazed window to front aspect, uPVC double glazed French doors with matching side panels to balcony, radiator, air conditioning unit, doors to

Dressing Room
8'7" x 5'11" (2.63 x 1.82)
Hanging rail and shelving

En Suite Shower Room
9'4" x 5'10" (2.86 x 1.78)



Obscured uPVC double glazed window to rear aspect, tiled flooring, fully tiled walls, large chrome heated towel rail, suite comprising low level Roca w/c, wash hand basin with mixer taps over and storage drawers beneath, shaver point, inset spots, extractor, fully tiled shower cubicle with sliding glazed door and mains shower with separate attachment over.

Balcony



Decked flooring, bannister with glazed panels, views over the river and fields.

Bedroom Two
16'3" x 13'8" (4.96 x 4.19)



uPVC double glazed French doors with matching side panels onto Juliette balcony with glazed panels, double radiator, mirror fronted wardrobes, door to

En Suite Shower Room



Tiled flooring, fully tiled walls, chrome heated towel rail, suite comprising Roca low level w/c, wash hand basin with mixer taps over. shaver point, fully tiled shower cubicle with sliding glazed door and mains shower over, inset spots, extractor.

Bedroom Three
12'3" x 13'7" (3.75 x 4.15)



uPVC double glazed French doors with matching side panels opening onto Juliette balcony with glazed panels enjoying views over the river and countryside, double radiator, air conditioning unit, fitted mirror fronted wardrobes, part panelled walling.

Bedroom Four
10'7 x 13'4 (3.23m x 4.06m)





uPVC double glazed picture window to front aspect, mirror fronted wardrobes, double radiator.

Bedroom Five/Study
10'7" x 7'4" (3.23 x 2.24)



uPVC double glazed windows to front aspect, single radiator.

Family Bathroom
7'3" x 9'8" (2.22 x 2.97)



Obscured uPVC double glazed window to side aspect, tiled flooring, fully tiled walls, chrome heated towel rail, suite comprising low level Roca w/c, wash hand basin with mixer taps over and storage beneath, inset spots, extractor, panelled bath, fully tiled shower cubicle with sliding glazed door and mains shower over.

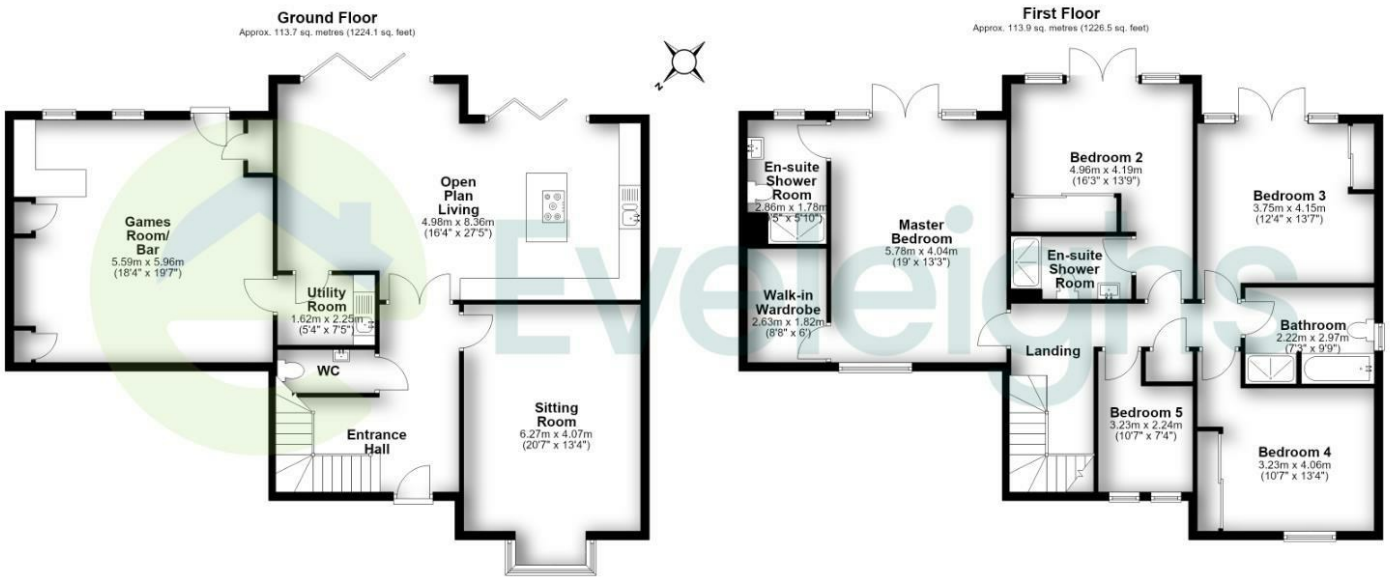
Outside



The front of the property has a driveway providing off street parking for a couple of vehicles, a pathway leads to the front door. The remainder is laid to artificial lawn for ease of maintenance with borders containing evergreen Box topiary. The rear garden offers excellent space for entertaining, the bi-folding doors give access onto a good sized patio area ideal for garden furniture, the remainder is laid to artificial lawn for ease of maintenance with white rendered planters and borders containing grasses and palms. There is a water feature and wall lights, a step leads up to a further patio area which has space for a hot tub. The garden is fitted with 3 x double external power points. The property also benefits from 20 solar panels. There is pedestrian access along the side of the property to the front via a wooden gate. The rear garden is enclosed by wood panel fencing and featheredge fencing.

Directions
Sat Nav BS31 2GE

Floor Plan

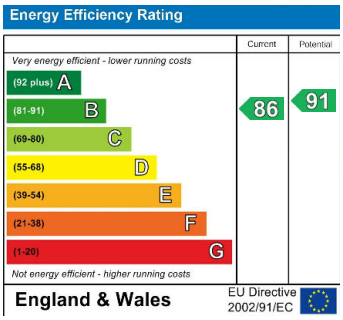


Total area: approx. 227.7 sq. metres (2450.6 sq. feet)
28 Arcadius Way

Area Map



Energy Efficiency Graph



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