



11 Chaffinch Avenue, Bristol, BS31 2FR

Offers Over £560,000

****VENDOR SUITED**** Nestled in the desirable Chaffinch Avenue of Keynsham, Bristol, this stunning four-bedroom detached house is a remarkable find for families seeking modern living in a vibrant community. Built in 2017, this new build property is presented to a high standard throughout, ensuring a comfortable and stylish home.

As you enter, you are welcomed by two spacious reception rooms that offer versatility for both relaxation and entertaining. The heart of the home is undoubtedly the open plan kitchen and dining area, which is perfect for family gatherings and social occasions. The kitchen is well-equipped, making it a joy for any home cook.

The property boasts four generously sized bedrooms, providing ample space for family members or guests. With two well-appointed shower/bathrooms, morning routines will be a breeze, ensuring convenience for all.

Entrance via front door into

Hallway

6'8" x 6'4" (2.05 x 1.94)



Single radiator, stairs rising to first floor landing, wood effect flooring, doors to

Downstairs W/C



Wood effect flooring, suite comprising low level w/c, pedestal wash hand basin with mixer taps over, single radiator, extractor, light.

Sitting Room

17'9" x 10'7" (5.43 x 3.23)



Dual aspect uPVC double glazed feature bay windows to both front as side aspects, 2 double radiators.

Kitchen/Dining Room

17'9" x 10'0" (5.43 x 3.05)



uPVC double glazed window to rear aspect, uPVC double glazed patio doors with windows to rear garden, double radiator, tile effect flooring, a range of wall and floor units with roll edge worksurface over, stainless steel sink drainer unit with mixer taps over, tiled splash backs, 4 ring AEG gas hob with splash back and extractor hood with light over with oven and grill beneath, full sized AEG dishwasher, slimline wine cooler, integrated AEG fridge and freezer, cupboard housing Ideal Logic gas boiler, door to

Utility

5'6" x 5'8" (1.69 x 1.73)



Double glazed door to driveway and garage, single radiator, tile effect flooring, worksurface space with storage beneath and over, space and plumbing for washing machine and tumble drier, tiled splash backs, light and extractor.

First Floor Landing



uPVC double glazed window to side aspect, single radiator, stairs rising to second floor landing, double doors to airing cupboard with wooden shelving for linen and housing pressurised water tank, doors to

Family Bathroom

6'5" x 5'6" (1.98 x 1.70)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, pedestal wash hand basin with mixer taps over, panelled bath with part hinged glazed shower screen and mains shower over, shower area is fully tiled, part tiled walls, wood effect flooring, extractor, wall mounted heated towel rail.

Master Bedroom

17'6" x 11'4" (5.34 x 3.47)



uPVC double glazed window to front aspect, single radiator. dressing area with mirror fronted doors and hanging rail and shelving, door to

En Suite Shower Room

Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, pedestal wash hand basin with mixer taps over, fully tiled shower cubicle with sliding glazed door and mains shower over, part tiled walls, extractor, light, wall mounted heated towel rail.

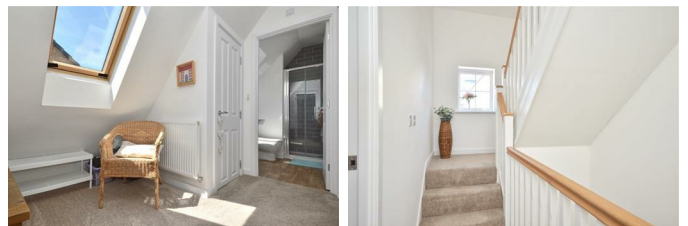
Bedroom Two

11'1" x 9'9" (3.38 x 2.98)



uPVC double glazed window to front aspect, single radiator, space for freestanding wardrobes.

Second Floor Landing



uPVC double glazed window to front aspect, single radiator, Velux window, storage cupboard, doors to

Bedroom Three

14'0" x 9'8" (4.28 x 2.96)



uPVC double glazed window to front aspect, single radiator.

Bedroom Four

7'3" x 10'5" (2.23 x 3.18)



uPVC double glazed window to front aspect enjoying pleasant views, single radiator.

Shower Room



Velux window to side aspect, suite comprising low level w/c, pedestal wash hand basin with mixer taps, fully tiled shower cubicle with hinged glazed door and mains shower over, part tiled walls, heated towel rail, wood effect flooring.

Outside



The rear garden has composite decking immediately adjacent to the property ideal for al fresco dining, a slight step down leads to the remainder of the garden which is laid partly to Indian slate paving and the remainder is laid to lawn with a raised railway sleeper vegetable border and a further patio area ideal for garden furniture with borders containing a mixture of plants, shrubs and climbers. The rear garden is enclosed by wooden featheredge fencing and a brick wall. A wooden pedestrian gate gives access to the front. The front of the property has a block paved driveway with mulched borders and two areas laid to lawn. There is a further driveway to the side providing further off street parking and access to the single garage.

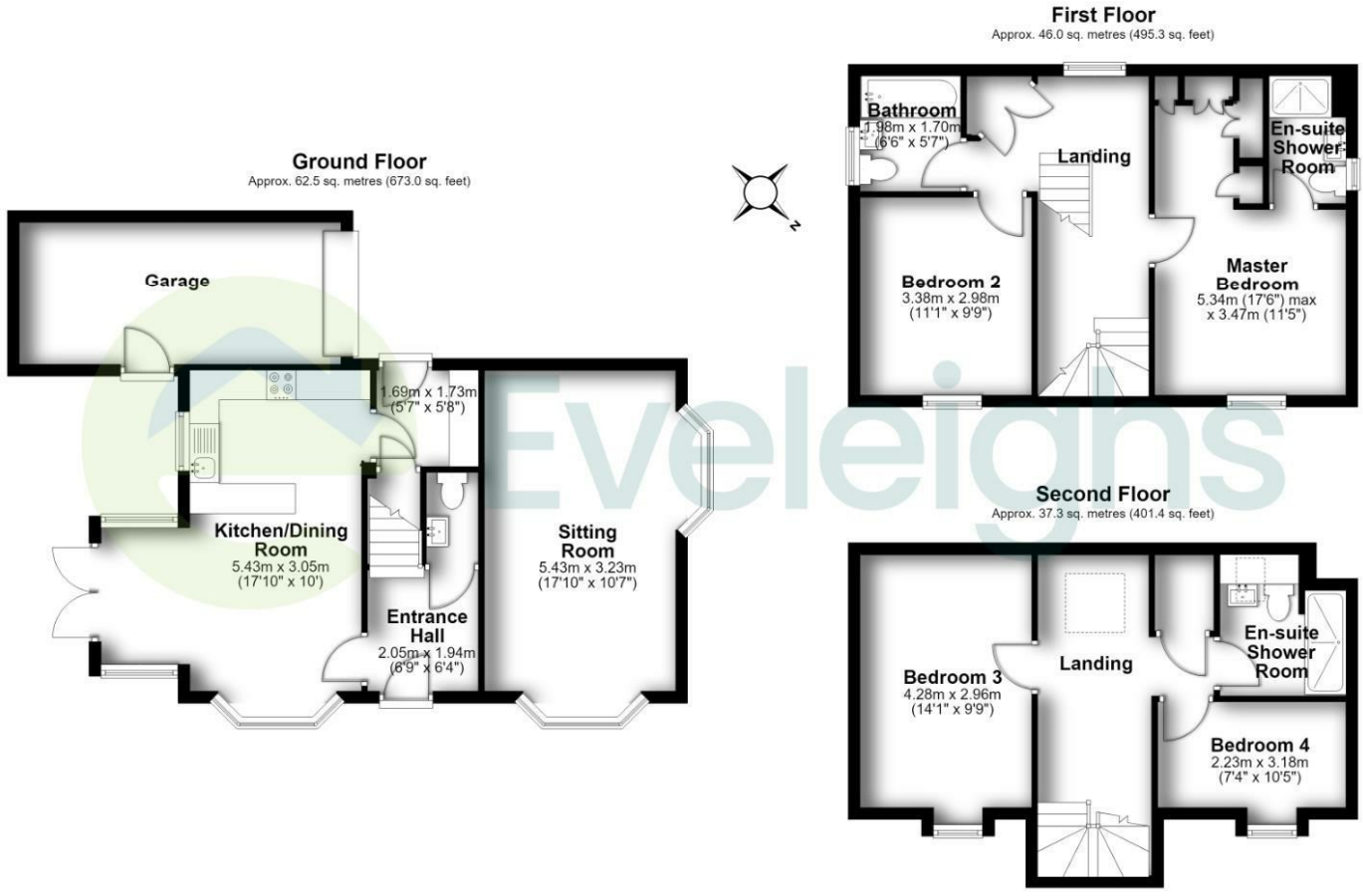
Single Garage

Metal up and over door, pedestrian door to garden.

Directions

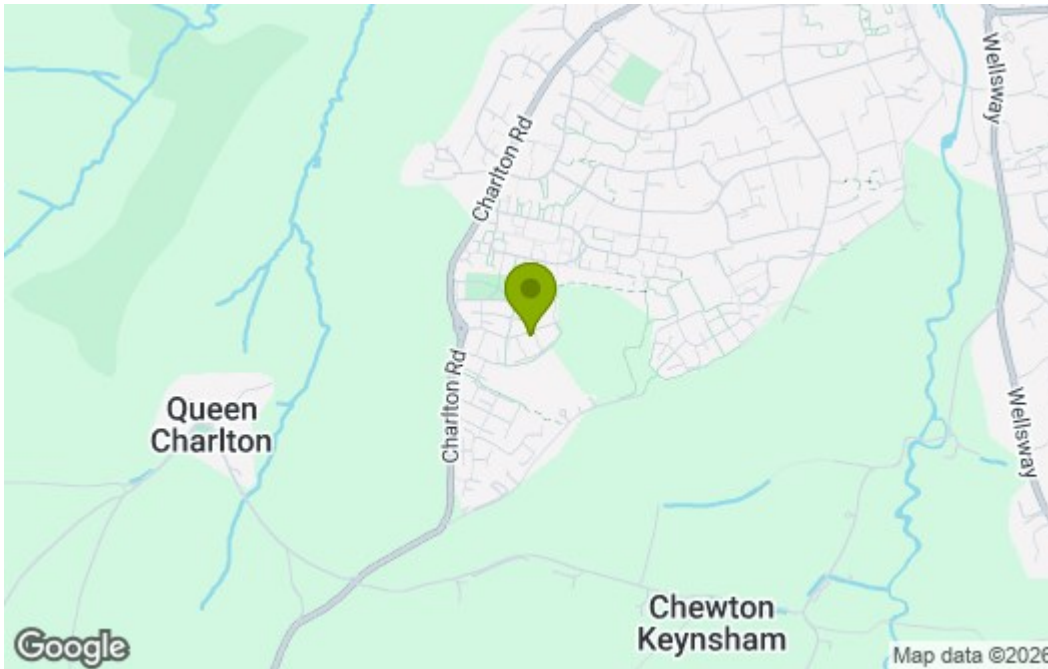
Sat Nav BS31 2FR

Floor Plan



Total area: approx. 145.8 sq. metres (1569.8 sq. feet)
11 Chaffinch Ave

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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