



## 17 Oakfield Road, Bristol, BS31 1JQ

**£550,000**

Nestled in a desirable cul-de-sac on the Wellsway side of Keynsham, this charming detached property on Oakfield Road presents an exceptional opportunity for those seeking a comfortable and stylish home.

The property boasts solid wood flooring throughout most of its interior, enhancing its warm and welcoming atmosphere. The recently refitted kitchen is open plan, seamlessly connecting to the living spaces, making it ideal for modern living. The property is immaculately presented, ensuring that you can move in with ease and enjoy your new home from day one.

Outside, the westerly facing mature rear garden is a true highlight, providing a tranquil retreat for outdoor enjoyment. Additionally, a cabin within the garden serves as a perfect home office, catering to the needs of those who work remotely or desire a quiet space for study.

Parking is a breeze with ample off space, and the inclusion of a single garage adds further convenience. This property is located within the well-regarded Wellsway School catchment area, making it an excellent

Entrance via uPVC double glazed door into

### Porch

9'10" x 4'5" (3.02 x 1.36)

uPVC double glazed floor to ceiling window to front aspect, further door into

### Hallway



Wood flooring, single radiator, doors to

### Master Bedroom

12'6" x 12'10" (3.83 x 3.93)



uPVC double glazed feature bay window to rear aspect, double radiator, wood flooring.

### Bedroom Two

7'9" x 9'6" (2.38 x 2.92)



uPVC double glazed window to front aspect, single radiator.

### Bedroom Three

7'10" x 9'6" (2.41 x 2.91)



uPVC double glazed window to side aspect, single radiator, fitted wardrobes, wood flooring.

### Shower Room

6'6" x 9'4" (2.00 x 2.87)



Obscured uPVC double glazed window to side aspect, close coupled w/c, wash hand basin with mixer tap over and storage beneath, shower cubicle with rainfall shower attachment, heated towel rail, extractor.

### Open Plan Kitchen

9'9" x 3'4" (2.98 x 1.03)



uPVC double glazed window to front aspect, uPVC double glazed patio doors opening to rear garden, uPVC double glazed windows to side and rear aspects,

a recently refitted kitchen with a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, space for Rangemaster style cooker with extractor over, integrated fridge freezer, wine cooler, slimline dishwasher and washing machine, under unit lighting, spot lights.

### Dining/Family Room

12'4" x 17'5" (3.78 x 5.31)



Two double radiators, spot lights, breakfast bar area.

### Outside



The front of the property has a driveway providing off street parking for several vehicles and access to the garage. The remainder is laid mainly to lawn and is enclosed by wooden fencing and brick walling. The westerly facing rear garden has a patio area immediately adjacent to the property ideal for garden furniture, a step leads down to the remainder of the garden which is laid mainly to lawn with a good selection of plants and shrubs. There is a cabin located in the garden (currently used as a home office)

### Garage

19'4" x 8'6" (5.90 x 2.60)

Metal up and over door.

### Home Office



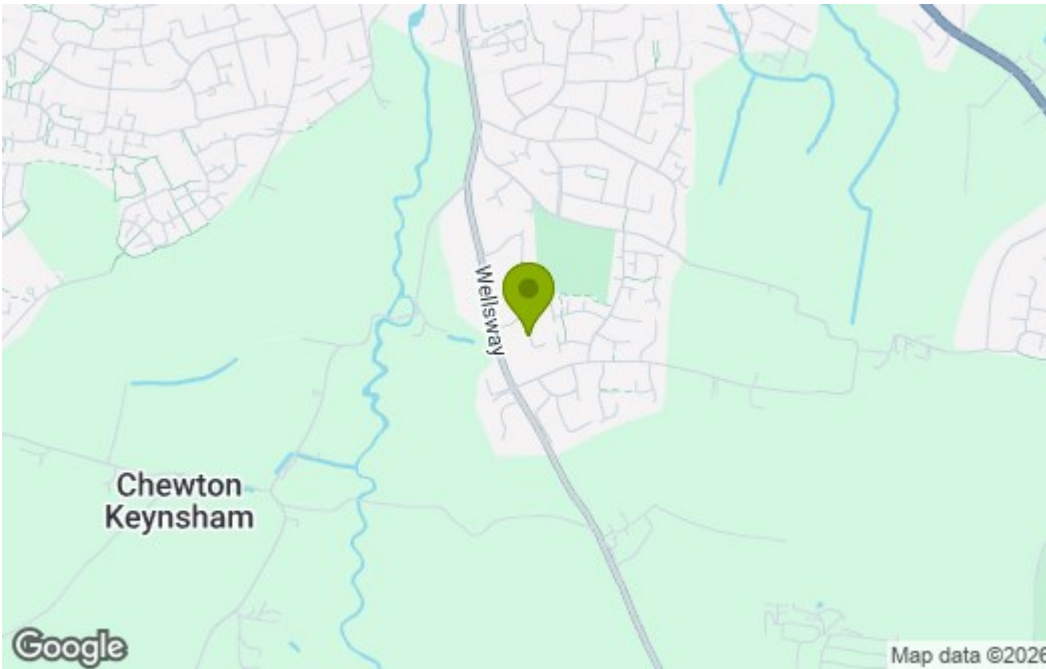
Double glazed windows to garden, double glazed door, power and light is connected, electric radiator, wood flooring.

### Directions

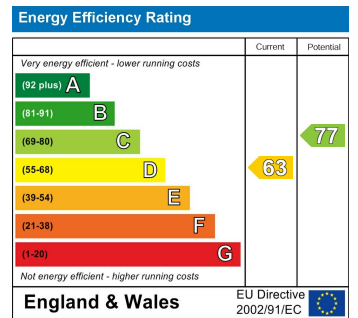
Sat Nav BS31 1JQ

## Floor Plan

## Area Map



## Energy Efficiency Graph



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