

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

DAVIES & WAY

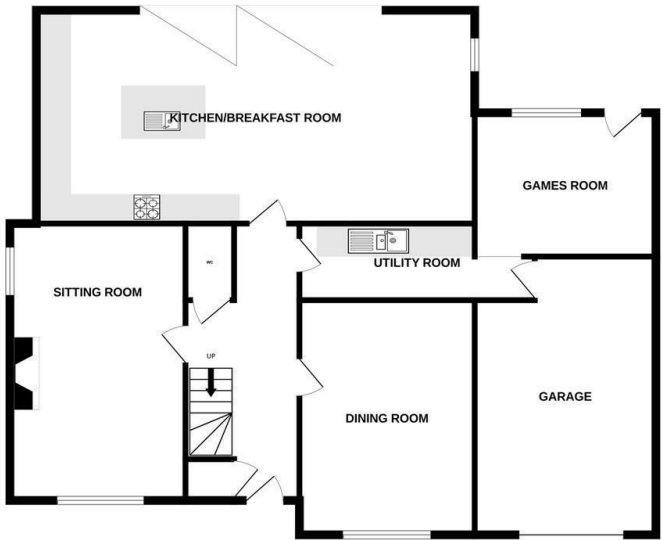
CHARTERED SURVEYORS • ESTATE AGENTS

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5 Clyde Avenue, Keynsham, Bristol, BS31 1PZ

GROUND FLOOR
1393 sq.ft. (129.5 sq.m.) approx.

1ST FLOOR
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA: 2570 sq.ft. (238.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Guide Price £930,000

A unique four double bedroom detached home that's positioned in a sought after location on the Wellsway side of town and offers spacious accommodation throughout.

- Detached ▪ Three Reception rooms ▪ Kitchen/dining/family room ▪ Utility room ▪ WC ▪ Four double bedrooms ▪ Four En-suites ▪ Secluded gardens ▪ Garage

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5 Clyde Avenue, Keynsham, Bristol, BS31 1PZ

This beautifully remodelled and extended home offers luxurious living, perfect for those seeking a distinctive property nestled in mature grounds on the desirable Wellsway side of town.

Expertly finished to a high standard, this impressive residence spans over 2500 sq ft (233 sq m). The ground floor features three elegant and versatile reception rooms, a high quality kitchen/dining/family area that directly flows into the rear garden, a convenient utility room, and a useful WC. Upstairs, you'll find four spacious double bedrooms, each with built-in wardrobes and en-suites, adding a touch of luxury. The master suite stands out with its soaring 5m (16'4") ceilings, his and her walk-in wardrobes, charming Juliette balconies and breathtaking bathroom.

Outside, the property is set within mature gardens that offer a sense of tranquillity, the front is accessed through double gates, leading to a stone-chipped parking area and the home itself. The rear garden is enclosed by mature shrubs and trees, features low-maintenance artificial grass and a generous patio, perfect for outdoor dining and family enjoyment.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 2.3m (15'8" x 7'6")

Built in storage cupboard, period style radiator, stairs rising to first floor landing, doors to rooms.

LOUNGE 5.7m x 3.9m (18'8" x 12'9")

Dual aspect double glazed windows to front and side aspects, feature multi fuel fire with solid wood mantel over, period style radiator, power points.

DINING ROOM 4.9m x 3.7m (16'0" x 12'1")

Double glazed window to front aspect, period style radiator, power points.

KITCHEN/DINING/FAMILY ROOM 9.1m x 4.4m (29'10" x 14'5")

Double glazed bi-folding doors with electric blinds to rear aspect providing access to rear garden, double glazed window to side aspect. Bespoke built kitchen comprising range of matching soft close wall and base units with Quartz work surfaces over, inset bowl and a quarter sink with mixer tap over, range of integrated appliances including a low level fridge, freezer and dishwasher. Space and gas supply for 'Range' style oven with extractor fan over, space and power for American style fridge/freezer. Centre piece island with seating area, power points, Quartz splashbacks to all wet areas, underfloor heating throughout. Dining/family area providing ample space for a family sized dining table with separate seating area.

UTILITY ROOM 3.7m x 1.6m (12'1" x 5'2")

Range of matching wall and base units with solid wood work surfaces over, wash hand basin with mixer tap over, space and plumbing for washing machine and tumble dryer, space for upright fridge/freezer, power points, splashbacks to all wet areas. Door leading to garage, opening leading to games room.

GAMES ROOM 3.7m x 3.0m (12'1" x 9'10")

Double glazed window to rear aspect overlooking rear garden, double glazed door to rear aspect providing access to rear garden, radiator, power points.

WC 1.5m x 1.0m (4'11" x 3'3")

Contemporary two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC. Heated towel rail, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 5.8m x 2.3m (19'0" x 7'6")

Double glazed window to front aspect, access to loft via hatch, two built in storage cupboards (one housing hot water cylinder), power points, doors to rooms.

BEDROOM ONE 6.4m x 4.5m (20'11" x 14'9")

Double glazed windows to rear aspect overlooking rear garden, double glazed doors to Juliette balcony overlooking rear garden. Ceiling heights exceeding 5m (16.4') in places. A breathtaking master bedroom suite with his and hers walk in wardrobes, radiator, power points and opening leading to en suite bathroom.

EN SUITE BATHROOM 3.4m x 2.8m (11'1" x 9'2")

Dual aspect double glazed windows to front and side aspects, luxury four piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, freestanding bath with mixer tap and shower attachment over, walk in shower cubicle with dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

BEDROOM TWO 4.0m x 3.7m (13'1" x 12'1")

Double glazed window to front aspect, walk in wardrobe, radiator, power points, doors leading to en-suite bathroom.

EN SUITE BATHROOM 1.9m x 1.7m (6'2" x 5'6")

Obscured double glazed window to side aspect, high quality three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM THREE 3.7m x 3.0m (12'1" x 9'10")

Double glazed window to side aspect, built in wardrobe, period style radiator, power points, opening leading to en suite shower room.

EN SUITE SHOWER ROOM 2.4m x 0.8m (7'10" x 2'7")

Obscured double glazed window to side aspect, matching three piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with dual head shower off mains supply over, tiled splashbacks to all wet areas.

BEDROOM FOUR 3.7m x 3.0m (12'1" x 9'10")

Dual aspect double glazed windows to front and side aspects, built in wardrobe, radiator, power points, opening leading to en suite shower room.

EN SUITE SHOWER ROOM 2.3m x 0.8m (7'6" x 2'7")

Modern, matching three piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with dual head off mains supply over, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Accessed by double gates that lead to a stone chipping off street parking area for several vehicles, wall and shrub boundaries, access to garage, gated lane leading to rear garden, path leading to front door.

REAR GARDEN

Secluded rear garden that's mainly laid to artificial lawn and well suited to family enjoyment, generous patio ideal for al fresco dining, wall and fenced boundaries, a selection of mature shrubs and trees that provide a great deal of privacy.

GARAGE 6.1m x 3.8m (20'0" x 12'5")

Accessed by electrically operated roller shutter door, benefitting from storage, power and lighting.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE O2, Three and Vodafone - all likely available (Source - Ofcom).

