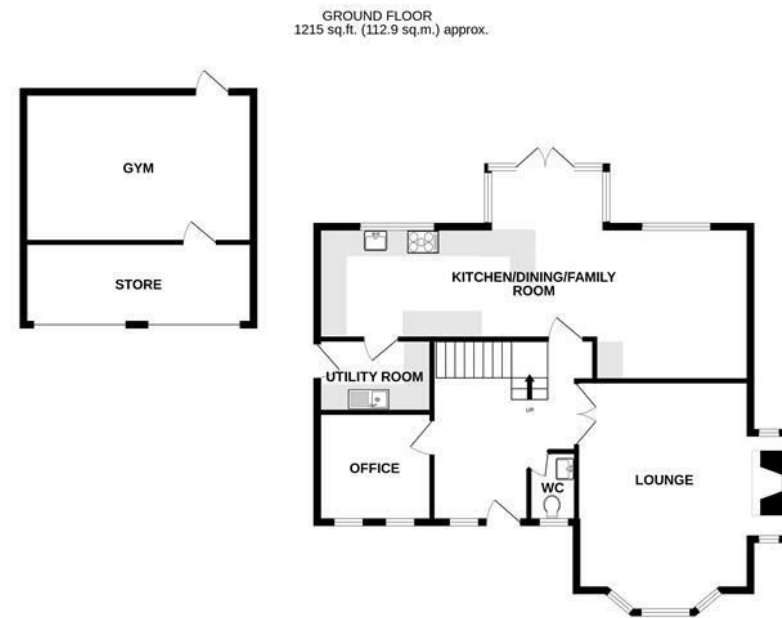


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 2065 sq.ft. (191.9 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.  
Made with Metropix ©2004

www.daviesandway.com  
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.  
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

9 Chalfield Close, Keynsham, Bristol, BS31 1JZ



Guide Price £825,000

A substantial four double bedroom detached home situated in a premier road on the Wellsway side of town.

- No onward chain
- Lounge
- Breathtaking Kitchen/Dining/Family room
- Office/Snug
- Utility room
- Four double bedrooms
- Two en suites
- Family bathroom
- Partially converted garage
- Gardens





# 9 Chalfield Close, Keynsham, Bristol, BS31 1JZ

Presented to a superb standard throughout, this spacious four double bedroom detached house, ideal for families, enjoys an enviable location on one of Keynsham's sought after cul de sacs. The home offers generous accommodation and has been lovingly upgraded to create a contemporary feel. High quality improvements by the current owners include the installation of a stunning, high specification bespoke built kitchen, new luxury bathroom and ensuites plus wooden shutters to all windows to name a few.

When entering the home, you are greeted by a spacious entrance hallway that leads to an impressive lounge with feature Inglenook fireplace with inset seating and bay window. To the rear of the property lies the hub of the home, an expansive kitchen/dining/family room that directly backs onto and overlooks the rear garden measuring 10.3m ("33.9") in width this spacious and light room with separate seating area provides an ideal family friendly space in which to entertain. The kitchen area is furnished with a high-specification built kitchen with Silestone work surfaces, together with a range of integrated Neff and Siemens appliances. A sweeping breakfast bar provides the perfect area for socialising and there is an additional touch of luxury with a built-in wine cellar. Conveniently located adjacent to this room is a useful utility room, while the ground floor accommodation is completed by a versatile office/snug and a modern WC. The first floor has a galleried landing which leads to four double bedrooms. There is also an airing cupboard with handy shelves. The master boasts a built-in double wardrobe and luxury en suite shower room, with many Porcelanosa fixtures and fittings, while the second bedroom boasts two built in double wardrobes with another high-specification en-suite shower room. The remaining two bedrooms enjoy views of the rear garden and are serviced by an extremely high-quality family bathroom.

Externally the home sits within a good sized corner plot and with both front and rear gardens landscaped with ease of maintenance in mind. In addition to a level lawn at the front of the property the home offers off street parking for four vehicles that is accessed via dropped kerb

The rear garden is again mainly laid to lawn but additionally benefits from a patio and wood chipping seating area ideal for entertaining, together with a selection of small trees and shrubs, feature pond and direct access to a partially converted garage. The former double garage has been partitioned with the front being accessed by dual up and over doors and used as a useful store while the rear benefits from power and lighting and is currently utilised as a gym or can provide a versatile space for further hobbies.

## INTERIOR

### GROUND FLOOR

**ENTRANCE HALLWAY 3.3m x 3.6m (10'9" x 11'9" )**  
to maximum points. Double glazed window to front aspect, wood flooring, ceiling mounted downlighters, radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

**LOUNGE 5.6m x 4m into bay (18'4" x 13'1" into bay)**  
Double glazed bay window with inset wood shutters to front aspect, secondary double glazed window to front aspect and separate double glazed window to rear aspect both set into Inglenook fireplace with inset seating, wood flooring, dimmable ceiling mounted downlighters, radiators, power points.

**KITCHEN/DINING/FAMILY ROOM 10.3m x 4.8m narrowing to 3.7m (33'9" x 15'8" narrowing to 12'1" )**  
Dual double glazed windows to rear and side aspects, double glazed French doors to rear aspect overlooking and providing access to rear garden. Porcelanosa wood effect tiled floor throughout, with a range of contemporary high gloss white soft close wall and floor units by Metris, Silestone work surfaces and upstands and inset Silestone sink with mixer tap. Integrated Neff and Siemens appliances including Neff oven, five ring induction hob and extractor hood together with eye level Siemens microwave and steam oven. Space and water supply for American style fridge/freezer. Feature sweeping breakfast bar. The dining area offers ample space for family sized dining table and benefits from a built-in wine cellar with lighting feature. Radiators, power points and ceiling mounted downlighters.

**UTILITY ROOM 2.8m x 1.6m (9'2" x 5'2" )**  
Obscured double glazed door to side aspect, range of matching wall and base units with Silestone work surface and upstands, inset stainless steel sink with mixer tap over, space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, radiator and power points.

**OFFICE/SNUG 2.8m x 2.6m (9'2" x 8'6" )**  
Dual double glazed windows with inset wood shutters to front aspect, wood floor, radiator, power points.

**WC 1.8m x 1.3m (5'10" x 4'3" )**  
Obscured double glazed window with inset wood shutter to front aspect, matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC, radiator, Porcelanosa wood effect tiled floor and splashbacks to all wet areas.

### FIRST FLOOR

**LANDING 4.2m narrowing to 3.2m x 3.3m (13'9" narrowing to 10'5" x 10'9" )**  
Galleried landing with access to loft via hatch, airing cupboard with shelves, radiator, power points, doors leading to rooms.

**BEDROOM ONE 5.8m x 3.4m into bay (19'0" x 11'1" into bay )**  
Double glazed bay window with inset wood shutters to front aspect, built in double wardrobe, radiator, power points, door leading to en suite shower room.

**EN SUITE SHOWER ROOM 2.3m x 1.8m (7'6" x 5'10" )**  
Double glazed window with inset wood shutters to front aspect, Porcelanosa tiled walls and floor, high quality luxury suite comprising hidden cistern WC, Porcelanosa wash hand basin with mixer tap and drawer storage beneath, Porcelanosa walk in shower cubicle with rain head and handheld shower off mains supply, heated towel rail, mounted ceiling downlighters, led sensor activated night light, extractor fan and wall mounted mirrored cabinet providing ample storage.

**BEDROOM TWO 4.3m x 2.9m (14'1" x 9'6" )**  
Dual double glazed windows with inset wood shutters to front aspect, dual double glazed wardrobes, radiator, power points, door leading to en suite shower room.

**EN SUITE SHOWER ROOM 1.8m x 1.7m (5'10" x 5'6" )**  
Double glazed window with inset wood shutter to front aspect, Porcelanosa tiled walls and floor, luxury four piece suite comprising freestanding Porcelanosa round wash hand basin on Silestone shelf with mixer tap, low level WC, Porcelanosa walk in shower cubicle with shower off mains supply over, large built in mirrored cabinet, heated towel rail, mounted ceiling downlighters, led sensor activated night light and extractor fan.

**BEDROOM THREE 3.6m x 3.5m (11'9" x 11'5" )**  
Double glazed window with inset wood shutters to rear aspect, radiator, power points.

**BEDROOM FOUR 2.8m x 2.7m (9'2" x 8'10" )**  
Double glazed window with inset wood shutters to rear aspect, radiator, power points.

**BATHROOM 3.2m x 1.7m (10'5" x 5'6" )**  
Double glazed window with inset wood shutters to rear aspect, Porcelanosa tiled walls and floor, luxury

contemporary four piece suite comprising Porcelanosa wash hand basin with mixer tap and drawer storage beneath, hidden cistern WC, tiled Porcelanosa bath with centrally located mixer tap and shower off mains supply, heated towel rail, mounted ceiling downlighters and wall to wall mirrored cabinet providing large storage space.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn, gated path leading to rear garden, path leading to front door.

### REAR GARDEN

Low maintenance rear garden mainly laid to lawn with wall and fenced boundaries, well stocked flower beds with a selection of pretty flowers and small trees, feature pond, patio, climbing wall, chipping seating area that provides internal access to the garage, gated paths leading to front of property.

**GARAGE 5.4m x 1.9m (17'8" x 6'2" )**  
A partially converted double garage to the front that is accessed via dual up and over doors and currently used as a store and benefiting from built in wall and base units with roll top work surfaces for storage, power, lighting, storage to eaves and a door leading to gym.

**GYM 5.1m x 3.2m (16'8" x 10'5" )**  
Benefitting from power, lighting, insulation, and glazed door to rear aspect that leads to the rear garden.

### OFF STREET PARKING

Ample off street parking for four cars that is accessed by a dropped kerb and laid to hardstanding.

### 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 1800mbps (Source - Ofcom).  
Mobile phone signal: outside EE O2, and Vodafone - all likely available (Source - Ofcom).

