

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 114.3 m<sup>2</sup> ... 1230 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

1 Westfield Close, Keynsham, Bristol, BS31 2HQ



Offers In Excess Of £475,000

A sympathetically extended three bedroom semi detached home that sits within sizeable gardens.

- Lounge
- Open plan kitchen/dining/family room
- WC
- Landing
- Three bedrooms
- Family bathroom
- Off street parking
- Generous rear garden

[www.daviesandway.com](http://www.daviesandway.com)  
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# 1 Westfield Close, Keynsham, Bristol, BS31 2HQ

An extended and enhanced three bedroom semi detached home that is situated within a popular residential cul-de-sac and boasts modern, spacious accommodation well suited to upsizing families.

Internally the ground floor consists of a useful porch which leads to a welcoming entrance hallway which in turn leads to a delightful lounge with bay window, feature wood burning stove and parquet flooring. To the rear of the property a breathtaking kitchen/dining/family room measuring 7.3m x 5.6m (18.4' x 24.10') is found. This wonderful room benefits from two velux style windows to the roofline and full width bi-folding doors that directly overlook and provide access to the southerly facing rear garden. This room enjoys ample space for a separate seating and dining area in addition to a modern kitchen with centre piece island. The ground floor accommodation is completed by a useful WC. To the first floor three good sized bedrooms are found all of which can comfortably house double beds, in addition to a modern three piece suite bathroom.

Externally the front of the property is mainly laid to resin that is accessed via a dropped kerb and provides off street parking for several vehicles. The rear garden is of a sunny, southerly aspect and mainly laid to lawn with fenced boundaries. This garden additionally benefits from a decked seating area directly accessed from the kitchen and a children's play area with sunken trampoline. The property further benefits from a brick built storage shed.

## INTERIOR

### GROUND FLOOR

**ENTRANCE PORCH 1.6m x 1.76m (5'2" x 5'9" )**  
PVC door into the hallway.

**HALLWAY 1.6m x 4.1m (5'2" x 13'5" )**  
PVC double glazed window, power points, radiator, storage underneath the stairs.

**LOUNGE 3.9m x 4.06m (12'9" x 13'3" )**  
PVC double glazed bay window, wood burner, power points, radiator.

**WC 2.2m x 1.05m (7'2" x 3'5" )**  
Corner sink, WC, towel radiator.

**KITCHEN/DINING/FAMILY ROOM 5.6m x 7.58m (18'4" x 24'10" )**  
Extended widthways with PVC bi-fold doors facing the rear garden, PVC double glazed feature window and two skylights, radiator, power points. Modern high gloss kitchen units and a kitchen island.

### FIRST FLOOR

**LANDING 2.2m x 2.7m (7'2" x 8'10" )**  
PVC double glazed window, power point, access to the loft via a loft hatch.

**BEDROOM ONE 3.4m x 4.4m (11'1" x 14'5" )**  
PVC double glazed window, power points, radiator.

**BEDROOM TWO 3.3m x 3.6m (10'9" x 11'9" )**  
PVC double glazed window, power points, radiator, built in shelf unit, two built in cupboards.

**BEDROOM THREE 2.25m x 2.83m (7'4" x 9'3" )**  
PVC double glazed window, power points, radiator.

**BATHROOM 2.2m x 1.7m (7'2" x 5'6" )**  
PVC double glazed window, WC, wash hand basin, bath with mains shower, towel rail radiator, tiled splashbacks.

## EXTERIOR

### FRONT OF PROPERTY

Driveway in front of the property with ample parking to the side and access to the rear.

### REAR GARDEN

Slightly raised decking for patio area, laid to lawn grass, pathway, southerly facing.

**STORE 1.97x 5.61m (6'5"x 18'4" )**  
Single glazed window and PVC door to the rear, lighting.

**TENURE**  
This property is freehold.

**AGENT NOTE**  
Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website.

