

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	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

71 Fairfield Way, Keynsham, Bristol, BS31 1GE

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1398 sq.ft. (129.8 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.
Made with Metropix ©2024



£536,550

An immaculately presented three double bedroom home located within Crest Nicholson's sought after development 'Hygge Park'.

- Semi detached ▪ Kitchen/Diner ▪ Living room ▪ Three double bedrooms ▪ En Suite ▪ Family bathroom ▪ Utility room ▪ Landscaped garden ▪ Garage ▪ Popular development

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.



71 Fairfield Way, Keynsham, Bristol, BS31 1GE

Located within Crest Nicholson's highly regarded 'Hygge Park' development, this three double bedroom semi detached home was constructed approximately four years ago. Boasting high quality and spacious accommodation throughout that benefits from several enhancements made by the current owner.

Internally, a breathtaking kitchen/dining room that benefits from a range of integrated Bosch appliances occupies the majority of the ground floor, from here an opening takes you through to a light and airy living room with bi-folding doors that directly access the rear garden. The ground floor is completed with a useful WC, walk in understairs storage cupboard and an entrance hallway. To the first floor a roomy landing is found which leads to three good sized double bedrooms all of which enjoying floor to ceiling windows. The master bedroom additionally benefits from a contemporary en suite shower room and walk in wardrobe, while the second bedroom also benefits from fitted wardrobes. A high quality family bathroom and a useful utility cupboard completes the first floor accommodation.

Externally, the rear garden has been landscaped with the ease of maintenance in mind with an artificial level lawn, a patio ideal for al fresco dining and the addition of a decking area. Further benefits of the property include a driveway to the front accessed via a dropped kerb, a single garage and the remainder of a NHBC guarantee.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.6m x 1.6m (5'2" x 5'2")

Access to kitchen/diner and cloakroom, radiator and power points.

KITCHEN/DINER 6.7m x 4.3m (21'11" x 14'1")

to maximum points. Double glazed window to front aspect, opening to living room and staircase leading to first floor. Wall units with under cabinet lighting, matching full length and base units with work surfaces over and integrate Bosch appliances inclusive of dishwasher, fridge, freezer, double oven (one doubling as a microwave) and an induction hob with integral hood over. Sink with mixer tap over and tiled wall to wet area, a matching breakfast bar, radiators and power points.

LIVING ROOM 4.3m x 4m (14'1" x 13'1")

Double glazed bi-folding doors overlooking and providing access to rear garden, access to understairs storage cupboard, radiator and power points.

CLOAKROOM 1.6m x 1m (5'2" x 3'3")

Wash hand basin with mixer tap over, low level WC, half tiled walls to wet areas and a heated towel rail.

FIRST FLOOR

LANDING 4.5m x 2.2m (14'9" x 7'2")

Access to first floor rooms, radiator and power points.

BEDROOM ONE 4.3m x 3.3m (14'1" x 10'9")

Double glazed window to rear aspect, opening through to walk in wardrobes with sliding doors and door access through to en suite. Radiator and power points.

EN SUITE 2.2m x 1.4m (7'2" x 4'7")

Double glazed obscured window to rear aspect, walk in shower cubicle with sliding glass panel, wash hand basin with mixer tap over, low level WC with hidden cistern creating ledge, tiled walls, heated towel rail and shaving power points.

BEDROOM TWO 4.29m x 2.97m (14'1" x 9'9")

Double glazed window to front aspect, built in wardrobes with sliding doors, radiator and power points.

BEDROOM THREE 3.5m x 3.2m (11'5" x 10'5")

Double glazed window to front aspect, radiator and power points.

BATHROOM 2.2m x 1.9m (7'2" x 6'2")

Panelled bath with shower off mains over with glass shower panel, wash hand basin with mixer tap over, low level WC with hidden cistern created a ledge, tiled walls, heated towel rail, and shaving power points.

UTILITY ROOM 1.9m x 1.3m (6'2" x 4'3")

Plumbing for washing machine, gas combi boiler and power points.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to block paved driveway accessed via drop kerb and providing access to garage, laid to chipping providing more off street parking and evergreen shrubbery to boundary.

REAR GARDEN

Landscaped with artificial lawn and a choice of patio area for outdoor dining or decking area. Fenced boundaries with gated access to a side lane leading to front of property.

GARAGE 6.1m 2.9m (20'0" 9'6")

Up and over garage door, lighting and power points.

TENURE

This property is freehold. There is an Annual Service Charge of £364.00.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. No parking is allowed on pavements and no commercial vehicles parking overnight.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

