

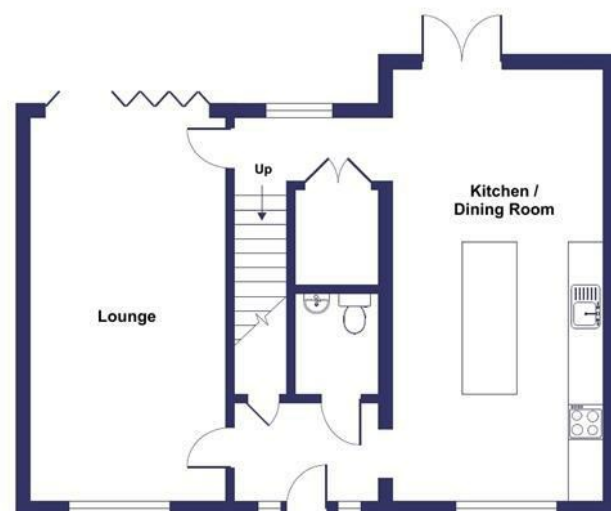
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Fairfield Way, Keynsham, Bristol, BS31

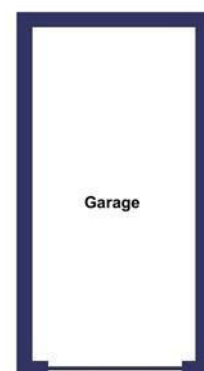
Approximate Area = 1540 sq ft / 143.1 sq m
Garage = 185 sq ft / 17.2 sq m
Total = 1725 sq ft / 160.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Garage

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1405861



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CHARTERED SURVEYORS • ESTATE AGENTS

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

33 Fairfield Way, Keynsham, Bristol, BS31 1GE



£675,000

An excellent example of a modern four bedroom detached home that's located in a popular setting on the Wellsway side of town.

- Detached
- Lounge
- Kitchen/dining room
- WC
- Four bedrooms
- En suite to master
- Family bathroom
- Front and rear gardens
- Detached garage
- Marketed with complete onward chain



33 Fairfield Way, Keynsham, Bristol, BS31 1GE

Located within the first phase of Crest Nicholson's highly sought after Hygge Park development, this spacious four bedroom detached home is the only one of its style within the development and enjoys an enviable position with attractive green views from several first floor rooms. Finished to an exceptional standard throughout, the property boasts luxurious bathroom suites, a bespoke fitted kitchen with a full range of integrated appliances, and impressive bi-folding doors alongside floor-to-ceiling glazing that floods the home with natural light.

Internally, the ground floor comprises a welcoming entrance hallway with a large built-in storage cupboard, leading to a full length dual aspect lounge measuring 6.8m (22'3") and featuring bi-folding doors opening onto the rear garden. This level further offers a high quality kitchen/dining room with a centrepiece island, ample space for a family-sized dining table, and additional bi-folding doors providing seamless garden access. The ground floor is completed by a useful WC and a separate utility cupboard. To the first floor are four well proportioned bedrooms (three doubles and one single), with the principal bedroom benefitting from a luxury en-suite shower room, while the remaining bedrooms are served by an equally impressive four piece family bathroom.

Externally, the property occupies a generous corner plot that has been landscaped for ease of maintenance. The front offers a good-sized lawn, well stocked flowerbeds, and a substantial block paved driveway providing ample parking for three vehicles. The south easterly facing rear garden features a level lawn, fenced boundaries, attractive planting and a patio with raised decking—ideal for entertaining and al fresco dining. The home further benefits from a detached single garage and is offered to the market with a complete onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.6m x 1.7m (8'6" x 5'6")

Dual double glazed windows with inset blinds to front aspect, radiator, power points, understairs storage cupboard, doors leading to rooms.

LOUNGE 6.8m x 3.5m (22'3" x 11'5")

Double glazed window to front aspect overlooking front garden, double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, radiator, power points, door leading to rear hallway.

REAR HALLWAY 2.9m x 1.1m (9'6" x 3'7")

Double glazed window to rear aspect overlooking rear garden, walk in utility cupboard offering space and plumbing for washing machine, stairs rising to first floor landing, opening leading to kitchen/dining room.

KITCHEN/DINING ROOM 7.7m x 3.8m (25'3" x 12'5")

Double glazed window to front aspect, double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, modern high quality kitchen comprising range of soft close wall and base units, range of integrated appliances including double electric Bosch oven, four ring induction hob with extractor fan over, integrated fridge, freezer and dishwasher. Centrepiece island with inset breakfast bar, stainless steel sink with mixer tap over, under counter lighting, radiator, power points, splashbacks to all wet areas. Dining area offering ample space for family sized dining table, benefitting from power points and direct access to the rear garden.

WC 1.7m x 1.5m (5'6" x 4'11")

Modern matching two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 5.7m x 2.2m (18'8" x 7'2")

to maximum points. Double glazed window to front aspect, access to loft via hatch, walk in airing cupboard housing modern gas boiler and with ample storage, radiator, power points, doors leading to rooms.

BEDROOM ONE 3.9m x 3.1m (12'9" x 10'2")

Double glazed window to rear aspect overlooking rear garden, 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")

Luxurious matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 3.6m x 3.5m (11'9" x 11'5")

to maximum points. Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM THREE 3.6m x 3.5m (11'9" x 11'5")

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

BEDROOM FOUR 4.2m x 2.3m (13'9" x 7'6")

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

BATHROOM 3.2m x 2.2m (10'5" x 7'2")

Luxury four piece suite, comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap and shower attachment over and oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT GARDEN

Low maintenance front garden mainly laid to lawn with shrub boundaries, block paved drive accessed via a dropped kerb providing ample parking for three vehicles and leading to the garage, path leading to front door, gated path leading to rear garden.

REAR GARDEN

Low maintenance rear garden mainly laid to lawn with fenced boundaries, pretty well stocked flower beds, generous patio and raised deck ideal for alfresco dining, pedestrian access to garage.

GARAGE

Detached single garage accessed via roller shutter door and benefitting from power, lighting and storage to eaves.

TENURE

This property is freehold. There is an estate charge payable of £182.73 every 6 months.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band F 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

There are solar panels on the property which are owned outright.

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

