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79 Wellsway, Keynsham, Bristol, BS31 1HX

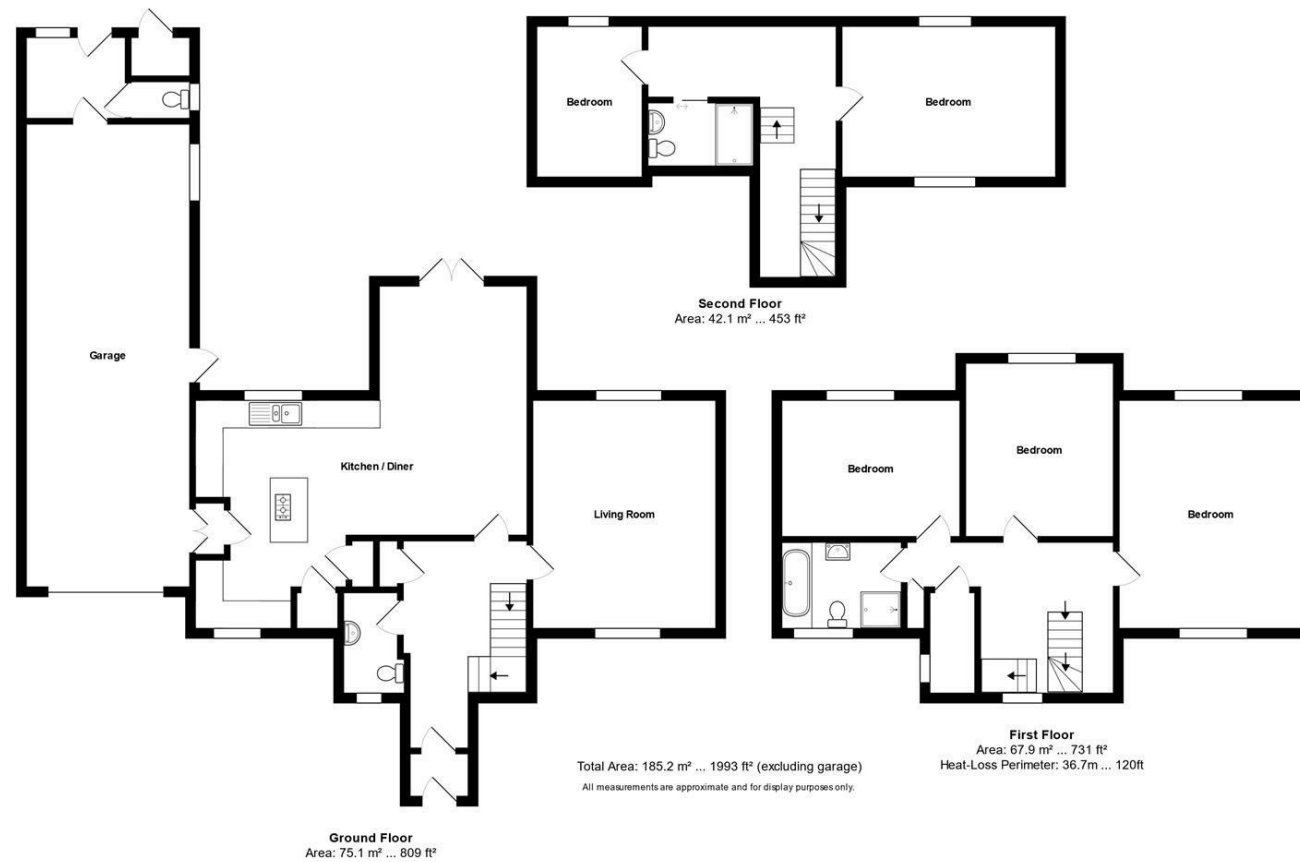


£900,000

A substantial five bedroom detached home that is located in a generous corner plot on the highly sought after "Wellsway".

- Outstanding views
- Detached
- Two reception rooms
- Bespoke built kitchen
- Five bedrooms
- Family bathroom
- Shower room
- Generous gardens
- Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	





# 79 Wellsway, Keynsham, Bristol, BS31 1HX

Enjoying a commanding position upon the highly sought after Wellsway, this sympathetically extended five bedroom home sits within generous gardens and boasts uninterrupted views over 'The valley of the River Chew'.

Presented to the highest of standards throughout this lovingly cared for home enjoys well arranged accommodation throughout and well suited to upsizing families.

The property is arranged over three floors with the upper two floors providing the bedroom accommodation and the ground floor the living space. The ground floor accommodation comprises of a porch which leads to a welcoming entrance hallway, a lounge, feature woodburning stove with dual aspect windows enjoying garden views, a dining room with French doors directly overlooking and leading onto the rear garden and bespoke built high quality kitchen benefitting from an array of integrated appliances and a centrepiece island.

The first floor offers a contemporary bathroom suite, three double bedrooms (all with views of either the rear garden and the valley). The second floor boasts a further double bedroom with dual aspect dormer windows and fifth single bedroom ideal for either a home office or child's bedroom. The accommodation further benefits from downstairs cloakroom and second floor shower room.

Externally the home sits within both generous front and rear gardens which have been landscaped with large expanses of lawn, well stocked flower beds, feature pond and a generous patio. Further benefits from the property include off street parking for several vehicles and a garage/workshop measuring 10.3m x 3.4m (33'9" x 11' 1") in length that benefits from a WC, power points and the potential to extend into or convert into an annex (subject to obtaining necessary consents).

## INTERIOR

### GROUND FLOOR

#### PORCH

Double glazed windows to side aspects, solid wood door leading to:

#### ENTRANCE HALLWAY 4.6m x 2.9m (15'1" x 9'6" )

to maximum points. Obscured glazed windows to porch, double glazed window to front aspect, built in storage cupboards, oak flooring, radiator, power point. Stairs rising to first floor landing, doors to rooms.

#### RECEPTION ONE 5.15m x 4.1m (16'10" x 13'5" )

to maximum points. Dual aspect double glazed windows to front and rear aspects, feature woodburning stove with slate hearth, radiators, power points.

#### RECEPTION TWO 5.6m x 3.3m (18'4" x 10'9" )

to maximum points. Double glazed windows to rear aspect overlooking rear garden. Double glazed French doors to rear aspect overlooking and providing access to rear garden, radiator, power points, opening leading to:

#### KITCHEN 5.25m x 3.9m (17'2" x 12'9" )

to maximum points. Dual aspect double glazed windows to front and rear aspects, obscured glazed door leading to garage. Bespoke built kitchen comprising range of soft close wall and base units with granite work surfaces, inset bowl and a quarter stainless steel sink, centrepiece island with induction hob. Integrated dual electric oven, integrated fridge/freezer, dishwasher and wine chiller. Under counter lighting, built in storage cupboard with space and power for a washing machine and tumble drier, granite splashbacks to all wet areas.

#### WC 2.2m x 1.13m (7'2" x 3'8" )

to maximum points. Obscured double glazed window to front aspect. Luxury two piece suite comprising wash hand basin with mixer tap over, low level WC, heated towel rail, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 4.7m x 2.45m (15'5" x 8'0" )

to maximum points. Double glazed window to front aspect, radiator, power points, walk in storage cupboard housing gas combination boiler and offering ample drying space, stairs rising to second floor landing, doors leading to rooms.

#### BEDROOM ONE 5.2m x 4.15m (17'0" x 13'7" )

to maximum points. Dual aspect double glazed windows to front and rear aspects overlooking gardens and 'The valley of the River Chew', radiators, power points.

#### BEDROOM TWO 3.95m x 3.2m (12'11" x 10'5" )

to maximum points. Dual aspect double glazed windows to rear and side aspects overlooking rear garden, radiator, power points.

#### BEDROOM THREE 3.85m x 3.45m (12'7" x 11'3" )

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

#### BATHROOM 2.7m x 1.8m (8'10" x 5'10" )

to maximum points. Double glazed window to front aspect overlooking front garden, contemporary four piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with centrally located mixer tap over, walk in shower cubicle with dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

### SECOND FLOOR

#### LANDING

Galleried 'L' shaped landing, power points, doors to rooms.

#### BEDROOM FOUR 4.75m x 3.35m (15'7" x 10'11" )

to maximum points. Please note this measurement includes restricted head height to certain aspects. Dual double glazed dormer windows to front and rear aspects overlooking rear garden and 'The valley of the River Chew', radiator, power points.

#### BEDROOM FIVE 3.25m x 3.2m (10'7" x 10'5" )

to maximum points. Please note this measurement includes restricted head height to certain aspects. Dual double glazed dormer windows to front and rear aspects overlooking garden and 'The River Chew', radiator and power points.

#### SHOWER ROOM 2.45m x 1.15m (8'0" x 3'9" )

to maximum points. Please note this measurement includes restricted head height to certain aspects. Contemporary finished three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, fully tiled.

### EXTERIOR

#### FRONT OF PROPERTY

Generously proportioned front garden with shrub and walled boundaries, large lawn area, well stocked flower beds, gated driveway offering off street parking for several vehicles and leading to garage, gated access to rear garden, path leading to front door.

#### REAR GARDEN

Generously proportioned largely level rear gardens with wall boundaries, mainly laid to lawn, substantial patio, feature pond, well stocked borders and flower beds, garden path, brick built shed, pedestrian access to:

#### GARAGE 10.3m x 3.4m (33'9" x 11'1" )

to maximum points. Accessed via single door with side pedestrian door, window to side aspect overlooking garden, low level WC, power points, storage to eaves, offering potential to extended into of convert (subject to obtaining necessary consents).

#### TENURE

This property is freehold.

#### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band F according to the [www.gov.uk](http://www.gov.uk) website.

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 Checker

<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](http://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.

