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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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 Area: 135.9 m<sup>2</sup> ... 1463 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.

15 Chalfield Close, Keynsham, Bristol, BS31 1JZ



£750,000

An excellently presented four bedroom detached home in one of Keynsham's most sought after roads.

- Detached ▪ Cul de sac location ▪ Living room ▪ Study ▪ Kitchen ▪ Dining room ▪ Conservatory ▪ Four bedrooms ▪ Bathroom ▪ Double garage

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

Located on one of Keynsham's most sought after roads this four double bedroom home has been enhanced and improved by the current owner to offer spacious and modern accommodation throughout.

Internally the ground floor comprises an entrance hallway that serves access to the living room which in turn provides access to the dining room, a good sized study and a recently improved kitchen benefiting from a range of integrated appliances. The ground floor further offers a conservatory as well as a useful utility room and a WC. To the first floor four double bedrooms are found with the main benefiting from built in wardrobes and a contemporary en suite shower room while the other bedrooms are serviced by a recently fitted four piece family bathroom.

Externally the home enjoys a cul de sac location, close to a children's play park and boasts off street parking to the front which provides access to a double garage. To the rear a level well cared for garden backing onto farmland is found, which benefits from a lawn, a selection of mature trees and shrubbery as well as decking for al fresco dining.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.7m x 1.7m (15'5" x 5'6" )

Access to ground floor rooms, staircase to first floor, radiator and power points.

#### LIVING ROOM 4.5m x 3.4m (14'9" x 11'1" )

UPVC double glazed windows to front aspect, French doors leading to dining room, gas feature fireplace, radiators and power points.

#### STUDY 3.6m x 2.4m (11'9" x 7'10" )

UPVC double glazed window to front aspect, radiator and power points.

#### DINING ROOM 3.4m x 3m (11'1" x 9'10" )

UPVC double glazed French doors leading to conservatory, door access to kitchen, radiator and power points.

#### CONSERVATORY 3.5m x 3.3m (11'5" x 10'9" )

UPVC double glazed windows overlooking rear garden, French doors providing direct access to rear garden and a radiator.

#### KITCHEN 4.3m x 3m (14'1" x 9'10" )

UPVC double glazed windows to rear aspect, access to utility room, range of matching wall and base units with a range of integrated appliances including a dishwasher, fridge freezer, double oven, gas hob with extractor over. Sink with mixer tap over, breakfast bar, radiator and power points.

#### UTILITY ROOM 1.7m x 1.5m (5'6" x 4'11" )

Door to external side access, work surface with spaces beneath for washing machine and tumble dryer, sink with mixer tap, some wall units, radiator and power points.

#### WC 1.6m x 1.5m (5'2" x 4'11" )

Wash hand basin with storage underneath and mixer tap over, low level WC and a heated towel radiator.

### FIRST FLOOR

#### LANDING 3.4m x 1.5m (11'1" x 4'11" )

Access to loft via a hatch, doors to first floor rooms, storage cupboard, radiator and power points.

#### BEDROOM ONE 5.3m x 3.5m (17'4" x 11'5" )

to maximum points. UPVC double glazed windows to front aspect, built in fitted wardrobes, access to en suite, radiator and power points.

#### EN SUITE 2.4m x 1.6m (7'10" x 5'2" )

UPVC double glazed obscured window to front aspect, tiled splashbacks to all wet areas, tiled flooring, walk in shower off mains with rainfall attachment over, wash hand basin with mixer tap, low level WC and a radiator.

#### BEDROOM TWO 3.7m x 3m (12'1" x 9'10" )

UPVC double glazed window to rear aspect, radiator and power points.

#### BEDROOM FOUR 2.7m x 2.3m (8'10" x 7'6" )

UPVC double glazed window to rear aspect, radiator and power points.

#### BEDROOM THREE 2.7m x 2.3m (8'10" x 7'6" )

UPVC double glazed window to rear aspect, radiator and power points.

#### BATHROOM 2.4m x 2m (7'10" x 6'6" )

UPVC double glazed obscured window to side aspect, tiled flooring and walls, bath with shower head attachment to taps, walk in shower off mains with rainfall attachment over, wash hand basin with mixer tap over, low level WC.

#### GARAGE 5.3m x 5.3m (17'4" x 17'4" )

Two up and over garage doors to front, wooden door providing direct access to rear garden, lighting and power points.

### REAR GARDEN

Mainly laid to lawn backing onto farmland, vast array of well established trees and shrubbery for rear boundary, decking area for outdoor dining and gated side access to front.

### TENURE

The property is freehold.

### AGENT NOTE

This property is in council tax band F according to [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.

