

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>	64	73
(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: 179.0 m<sup>2</sup> ... 1927 ft<sup>2</sup> (excluding garage)  
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)

165 Wellsway, Keynsham, Bristol, BS31 1JE



£1,000,000

A substantial four double bedroom detached home that's located on a highly sought after road.

- Reception hallway
- Lounge
- Dining room
- Kitchen/Breakfast room
- Four bedrooms
- Dressing room
- En suite
- Family shower room
- Garage
- Substantial grounds

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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# 165 Wellsway, Keynsham, Bristol, BS31 1JE

An excellent example of a substantial detached home that offers versatile, high quality accommodation throughout. The home boasts an enviable setting within generous grounds on the highly sought after "Wellsway" and enjoys far reaching views across the "Valley of the River Chew" from several of the rooms.

Upon entering the home you are greeted by a welcoming Reception hallway with feature woodburning stove, stairs rising to the first floor and ample space for a seating or home office set up. From this room a delightful bay fronted lounge with feature fireplace is found, in addition to a generous dining room that directly accesses the rear garden via full width bi-folding doors. This room leads to a high quality fitted kitchen with a range of integrated Neff appliances, granite work surfaces and centrepiece island. The ground floor accommodation is completed by a useful boot room with utility area and a separate WC. To the first floor four double bedrooms are found, with three enjoying breath taking views across the "Valley of the River Chew" whilst the fourth directly overlooks the equally impressive rear garden. The master bedroom has the additional benefit of a walk in dressing room which leads to a luxury en suite bathroom measuring 3.3m x 3m ("10.9" x "9.10"). The remaining bedrooms are serviced by a high quality family shower room.

Externally the home is entered by a hardstanding driveway that leads to a generous off street parking area, this in turn leads to the garage, rear garden and front door. The rear garden is a true delight and boasts a generous lawn which is enclosed by several mature shrubs and well stocked flowerbeds and additionally boasts several mature trees, a generous patio, a timber shed and covered garden Gazebo seating area.

## INTERIOR

### GROUND FLOOR

#### RECEPTION HALLWAY 4.6m x 3.5m (15'11" x 11'5")

Dual double glazed lead inset window to front aspect, feature woodburning stove with inset log store, radiator, power points. Stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE 5.2m x 3.7m into bay (17'0" x 12'1" into bay)

Double glazed led inset bay window to front aspect and dual secondary glazed lead inset double glazed windows to side aspect, feature open fire with stone mantel, radiator, power points.

#### DINING ROOM 5.9m x 3.6m (19'4" x 11'9")

Partially glazed roofline and double glazed bi-folding doors to rear aspect that overlook and provides access to rear garden. Radiator, power points, opening leading to kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM 5.9m x 3.3m (19'4" x 10'9")

Dual aspect lead inset double glazed windows to front and rear aspects, lead inset double glazed door to rear aspect that provides access to rear garden. High quality bespoke built kitchen comprising range of soft close wall and base units with granite work surfaces, range of integrated Neff appliances including double electric oven, five ring gas hob with stainless steel extractor fan over and dishwasher, integrated wine cooler, space and plumbing for American style fridge/freezer, plinth lighting, centrepiece island, granite splashbacks to all wet areas. Ample space for family sized dining table.

#### WC 2.5m x 0.8m (8'2" x 2'7")

Obscured lead inset double glazed window to rear aspect, modern two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC.

#### BOOT ROOM 2.1m x 1.9m (6'10" x 6'2")

to maximum points. An 'L' shaped room with lead inset double glazed door to rear aspect, radiator, power points, sliding door to utility area.

#### UTILITY AREA 1.8m x 1.4m narrowing to 0.9m (5'10" x 4'7" narrowing to 2'11")

Double glazed lead inset window to rear aspect, power, lighting and space and plumbing for washing machine.

### FIRST FLOOR

#### LANDING 5.7m x 2m (18'8" x 6'6")

to maximum points. Double glazed lead inset window to rear aspect overlooking rear garden, power points, doors leading to rooms.

#### BEDROOM ONE 5.3m x 3.7m into bay (17'4" x 12'1" into bay)

Lead inset double glazed bay window to front aspect enjoying far reaching views across the "Valley of the River Chew", radiator, power points, opening leading to walk in dressing room.

#### WALK IN DRESSING ROOM 3.3m x 2m (10'9" x 6'6")

Lead inset double glazed window to front aspect enjoying far reaching views, radiator, power points, door leading to en suite bathroom.

#### EN SUITE BATHROOM 3.3m x 3m (10'9" x 9'10")

Obscured lead inset double glazed window to rear aspect, luxury four piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, freestanding bath with mixer tap with shower attachment over, oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, radiator, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM TWO 3.9m x 3.8m (12'9" x 12'5")

Double glazed lead inset window to rear aspect overlooking rear garden, two built in double wardrobes, radiator, power points.

#### BEDROOM THREE 3.8m x 2.7m (12'5" x 8'10")

Lead inset double glazed window to front aspect enjoying far reaching views across the "Valley of the River Chew", built in triple wardrobe, radiator, power points.

#### BEDROOM FOUR 3.1m x 2.7m (10'2" x 8'10")

Dual aspect double glazed lead inset windows to front and side aspects enjoying far reaching views, radiator, power points.

#### FAMILY SHOWER ROOM 2.8m x 2m (9'2" x 6'6")

to maximum points. An 'L' shaped room benefitting from obscured double glazed lead inset windows to rear and side aspects, luxury three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Mainly laid to hardstanding that is accessed via a dropped kerb and provides a generous off street parking area, wall and shrub boundaries, gated path leading to rear garden, steps leading to front door.

### REAR GARDEN

Extremely generous rear garden mainly laid to lawn with fence and shrub boundaries, wrap around patio ideal for al fresco dining, several mature trees, timber summerhouse, timber covered garden Gazebo, well stocked flower beds.

### GARAGE 6m x 2.8m (19'8" x 9'2")

Accessed via electrically operated roller shutter door, obscured lead inset double glazed window to rear aspect, recently installed Worcester gas combination boiler, power, lighting and shelving.

### TENURE

This property is freehold

### AGENT NOTE

Prospective purchasers are to be aware that this property is subject to historical restrictive covenants and is in council tax band F according to 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

<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.

