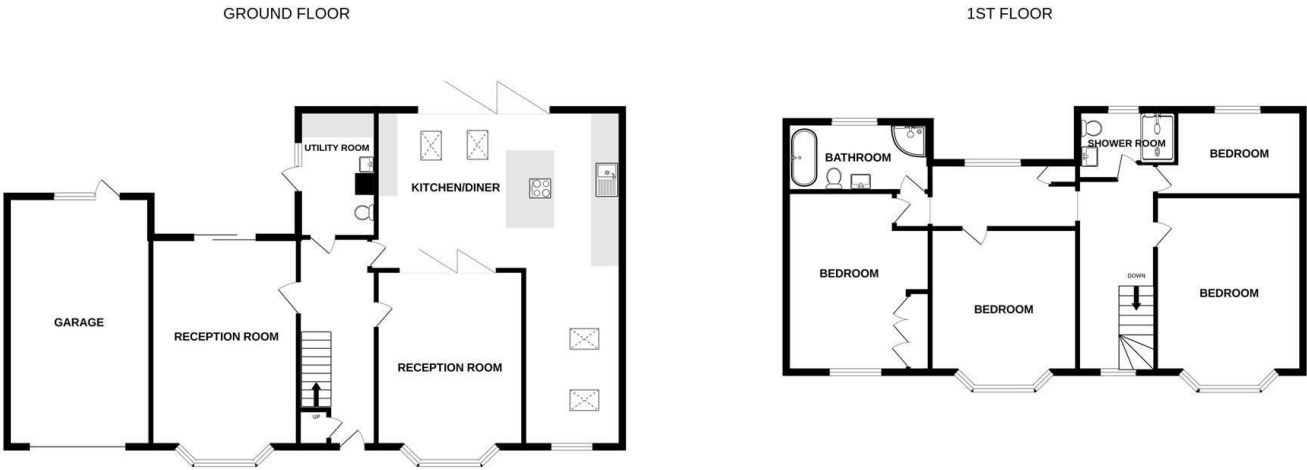


DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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67 Wellsway, Keynsham, Bristol, BS31 1HX



TOTAL FLOOR AREA: 1964 sq.ft. (182.5 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.
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£930,000

A stunning four bedroom detached home located on the sought after Wellsway offering accommodation ideal for upsizing families.

- Detached
- Two reception rooms
- Kitchen / dining room
- Utility room
- Four bedrooms
- Bathroom
- Shower room
- Driveway
- Rear garden
- Garden pod

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67 Wellsway, Keynsham, Bristol, BS31 1HX

Located on the highly sought after Wellsway, boasting uninterrupted views over 'The valley of the River Chew', this four bedroom detached home has been beautifully presented to the highest of standards throughout and enjoys well arranged accommodation well suited to upsizing families.

The home is entered through an oak storm porch into a welcoming entrance hallway which provides access to two good sized reception rooms and a high quality bespoke kitchen diner with integrated appliances, bi-folding doors leading to the rear garden and open access to a snug. The ground floor is completed with a useful utility room / wc. The first floor offers both a contemporary bathroom suite and a shower room along with three double bedrooms positioned at the front of the home to make the most of the fantastic views and one single bedroom.

Externally the home sits within generous gardens with the front offering a low maintenance, block paved parking area accessed via electrically operated double gates while the rear is landscaped of laid to level lawn, well stocked flower beds complimented by mature trees, patio area and separate stone chipping seating area ideal for entertaining. Further benefits of the property include a garage and a garden pod currently being used as an office.

INTERIOR

GROUND FLOOR

STORM PORCH

Oak storm porch with windows to front and side aspects. Entrance door leading to hallway.

ENTRANCE HALLWAY 5.1m x 1.9m (16'8" x 6'2")

Doors leading to ground floor rooms, built in storage cupboard and stairs rising to first floor landing. Parquet flooring, radiators and power points.

RECEPTION ONE 5.5m x 3.6m (18'0" x 11'9")

Double glazed bay window to front aspect and double glazed patio doors to rear aspect providing access to rear garden. Feature electric fireplace with stone surround, parquet flooring, radiators and power points.

RECEPTION TWO 4.5m x 3.6m (14'9" x 11'9")

Double glazed bay window to front aspect and bi-folding doors leading to kitchen/dining room. Feature gas fireplace with stone surround, parquet flooring, radiators and power points.

KITCHEN/DINING ROOM 6.4m x 4.8m (20'11" x 15'8")

High quality, bespoke built kitchen/dining room comprising range of matching wall and base units with granite work surfaces, a range of integrated appliances including double electric oven, combi microwave and coffee machine, induction six ring hob with integrated plate warmer, space, power and water supply for American fridge/freezer, bowl and a half inset sink with mixer tap over and dishwasher, centrepiece island with integrated power points. Dining area offering ample space for a dining table and open access leading to separate snug area.

SNUG 3.4m x 2.4m (11'1" x 7'10")

Double glazed windows to front aspects, dual double glazed velux style windows to roofline and opening onto the kitchen/dining room. Radiator and power points.

UTILITY ROOM/WC 3.3m x 1.6m (10'9" x 5'2")

Double glazed velux style window to roofline, obscured double glazed window to side aspect and obscured double glazed door to side aspect leading to rear garden. Roll top work surface with space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, low level WC and wash hand basin with mixer tap over, heated towel rail.

FIRST FLOOR

LANDING

Double glazed window to front aspect enjoying far reaching views and double glazed window to rear aspect overlooking the rear garden. Doors leading to first floor rooms and access to loft via hatch. Built in storage cupboard housing hot water cylinder, radiator and power points.

BEDROOM ONE 4.7m x 3.6m into bay (15'5" x 11'9" into bay)

Double glazed bay window to front aspect enjoying panoramic views of the 'Valley of the River Chew', radiator and power points.

BEDROOM TWO 3.9m x 3.6m into bay (12'9" x 11'9" into bay)

Double glazed bay window to front aspect enjoying breathtaking views, radiator and power points.

BEDROOM THREE 4.4m x 3.3m (14'5" x 10'9")

Double glazed window to front aspect enjoying far reaching views, built in triple wardrobe, radiator and power points.

BEDROOM FOUR 3.1m x 2.1m (10'2" x 6'10")

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

BATHROOM 3.9m x 1.7m (12'9" x 5'6")

Obscured double glazed window to rear aspect, contemporary four piece suite comprising oversized wash hand basin with mixer tap over, hidden cistern WC, freestanding bath with mixer tap and shower attachment over and walk in shower cubicle with electric shower over, inset plinth lighting, tiled splashbacks to all wet areas and a radiator.

SHOWER ROOM 2.4m x 1.7m (7'10" x 5'6")

Obscured double glazed window to rear aspect, high quality luxury three piece suite comprising freestanding wash hand basin with mixer tap over, hidden cistern WC, walk in shower cubicle, dual head shower off main supply over, extractor fan, tiled splashbacks to all wet areas and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden accessed via electrically operated double gates that leads to a block paved parking area, wall and fenced boundaries, well stocked flower beds, gated lane leading to rear garden, EV charging point and a path leading to front door.

REAR GARDEN

Landscaped rear garden mainly laid to a level lawn with wall and fenced boundaries, well stocked flower beds which are neatly complimented by several mature trees, wrap around patio and separate stone chipping seating area ideal for entertaining, space and power for a hot tub covered by a pergola, timber shed and access to external pod.

GARDEN POD 4.5m x 2.5m (14'9" x 8'2")

Detached fully fitted garden pod benefitting from power, lighting and air conditioning providing an ideal home office, recreation room.

GARAGE 6.6m x 3.9m (21'7" x 12'9")

Accessed via electrically operated roller shutter door benefitting from power and lighting.

TENURE

This property is freehold

COUNCIL TAX

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

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

