

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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71 Fairfield Way, Keynsham, Bristol, BS31 1GE

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1398 sq.ft. (129.8 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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£547,500

An immaculately presented three double bedroom home located within Crest Nicholson's sought after development 'Hygge Park'.

- Semi detached ▪ Kitchen/Diner ▪ Living room ▪ Three double bedrooms ▪ En Suite ▪ Family bathroom ▪ Utility room ▪ Landscaped garden ▪ Garage ▪ Popular development

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# 71 Fairfield Way, Keynsham, Bristol, BS31 1GE

Located within Crest Nicholson's highly regarded 'Hygge Park' development, this three double bedroom semi detached home was constructed approximately four years ago. Boasting high quality and spacious accommodation throughout that benefits from several enhancements made by the current owner.

Internally, a breathtaking kitchen/dining room that benefits from a range of integrated Bosch appliances occupies the majority of the ground floor, from here an opening takes you through to a light and airy living room with bi-folding doors that directly access the rear garden. The ground floor is completed with a useful WC, walk in understairs storage cupboard and an entrance hallway. To the first floor a roomy landing is found which leads to three good sized double bedrooms all of which enjoying floor to ceiling windows. The master bedroom additionally benefits from a contemporary en suite shower room and walk in wardrobe, while the second bedroom also benefits from fitted wardrobes. A high quality family bathroom and a useful utility cupboard completes the first floor accommodation.

Externally, the rear garden has been landscaped with the ease of maintenance in mind with an artificial level lawn, a patio ideal for al fresco dining and the addition of a decking area. Further benefits of the property include a driveway to the front accessed via a dropped kerb, a single garage and the remainder of a NHBC guarantee.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 1.6m x 1.6m (5'2" x 5'2" )

Access to kitchen/diner and cloakroom, radiator and power points.

#### KITCHEN/DINER 6.7m x 4.3m (21'11" x 14'1" )

to maximum points. Double glazed window to front aspect, opening to living room and staircase leading to first floor. Wall units with under cabinet lighting, matching full length and base units with work surfaces over and integrate Bosch appliances inclusive of dishwasher, fridge, freezer, double oven (one doubling as a microwave) and an induction hob with integral hood over. Sink with mixer tap over and tiled wall to wet area, a matching breakfast bar, radiators and power points.

#### LIVING ROOM 4.3m x 4m (14'1" x 13'1" )

Double glazed bi-folding doors overlooking and providing access to rear garden, access to understairs storage cupboard, radiator and power points.

#### CLOAKROOM 1.6m x 1m (5'2" x 3'3" )

Wash hand basin with mixer tap over, low level WC, half tiled walls to wet areas and a heated towel rail.

### FIRST FLOOR

#### LANDING 4.5m x 2.2m (14'9" x 7'2" )

Access to first floor rooms, radiator and power points.

#### BEDROOM ONE 4.3m x 3.3m (14'1" x 10'9" )

Double glazed window to rear aspect, opening through to walk in wardrobes with sliding doors and door access through to en suite. Radiator and power points.

#### EN SUITE 2.2m x 1.4m (7'2" x 4'7" )

Double glazed obscured window to rear aspect, walk in shower cubicle with sliding glass panel, wash hand basin with mixer tap over, low level WC with hidden cistern creating ledge, tiled walls, heated towel rail and shaving power points.

#### BEDROOM TWO 4.29m x 2.97m (14'1" x 9'9" )

Double glazed window to front aspect, built in wardrobes with sliding doors, radiator and power points.

#### BEDROOM THREE 3.5m x 3.2m (11'5" x 10'5" )

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

#### BATHROOM 2.2m x 1.9m (7'2" x 6'2" )

Panelled bath with shower off mains over with glass shower panel, wash hand basin with mixer tap over, low level WC with hidden cistern created a ledge, tiled walls, heated towel rail, and shaving power points.

#### UTILITY ROOM 1.9m x 1.3m (6'2" x 4'3" )

Plumbing for washing machine, gas combi boiler and power points.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly laid to block paved driveway accessed via drop kerb and providing access to garage, laid to chipping providing more off street parking and evergreen shrubbery to boundary.

#### REAR GARDEN

Landscaped with artificial lawn and a choice of patio area for outdoor dining or decking area. Fenced boundaries with gated access to a side lane leading to front of property.

#### GARAGE 6.1m 2.9m (20'0" 9'6" )

Up and over garage door, lighting and power points.

### TENURE

This property is freehold. There is an Annual Service Charge of £364.00.

### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. No parking is allowed on pavements and no commercial vehicles parking overnight.

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)

<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.

