



**106 Wellsway, Bristol, BS31 1JB**  
**Offers In The Region Of £975,000**

Elevate your lifestyle with this Five/Six Bedroom Family Home. This extraordinary property boasting breath taking views, nestled along the prestigious 'Wellsway' in Keynsham and is offered with NO ONWARD CHAIN. Conveniently positioned a short distance from the local train station, this residence offers unparalleled connectivity to Bath, Bristol, London, and beyond.

EVELEIGHS proudly presents this impeccably maintained, spacious 5/6 bedroom family haven, perfectly situated amidst a tapestry of local conveniences including shops, supermarkets, charming cafes, elegant wine bars, fine dining restaurants, and reputable primary and secondary schools. Enter a realm of comfort through the welcoming open plan kitchen/dining area adorned with a granite central island, setting the stage for culinary delights and gatherings. The expansive lounge exudes relaxation, while the grand conservatory invites nature's beauty indoors. A newly refurbished shower room and three additional reception rooms/ground floor bedrooms provide a versatile layout catering to your evolving needs. Ascending to the first floor, three more bedrooms await, with two benefiting from En-suite bathrooms. This residence is embraced by modern amenities, including gas central heating, uPVC double glazing, solar panels and water softener. Ample parking and a garage ensure convenience, while the picturesque rear garden with side access from the front unveils outbuildings, myriad seating nooks, and captivating panoramic views, gazing down upon the charming hamlet of the River Chew. Contact EVELEIGHS at today to secure your glimpse into the realm of possibility and versatility that this property epitomizes.

**Lounge**

18'7" x 14'10" (5.68 x 4.53)

**Kitchen/Dining Room**

26'10" x 18'6" (8.18 x 5.64)

**Utility Room**

11'1" x 7'11" (3.40 x 2.42)

**Conservatory**

24'2" x 12'9" (7.37 x 3.90)

**Shower Room**

11'1" x 9'6" (3.39 x 2.91)

**Ground Floor Reception/Bedroom Four**

15'5" x 11'5" (4.72 x 3.48)

**Ground Floor Reception/Bedroom Five**

11'1" x 15'5" (3.39 x 4.72)

**Ground Floor Study/Bedroom Six**

11'5" x 9'7" (3.49 x 2.94)

**Bedroom One**

18'4" x 15'5" (5.60 x 4.70)

**En-Suite**

12'4" x 8'0" (3.76 x 2.44)

**Bedroom Two**

15'8" x 10'4" (4.79 x 3.16)

**En-Suite**

8'7" x 7'0" (2.63 x 2.15)

**Bedroom Three**

16'9" x 7'1" (5.12 x 2.16)

**Garage**

15'5" x 11'2" (4.70 x 3.42)

**Directions**

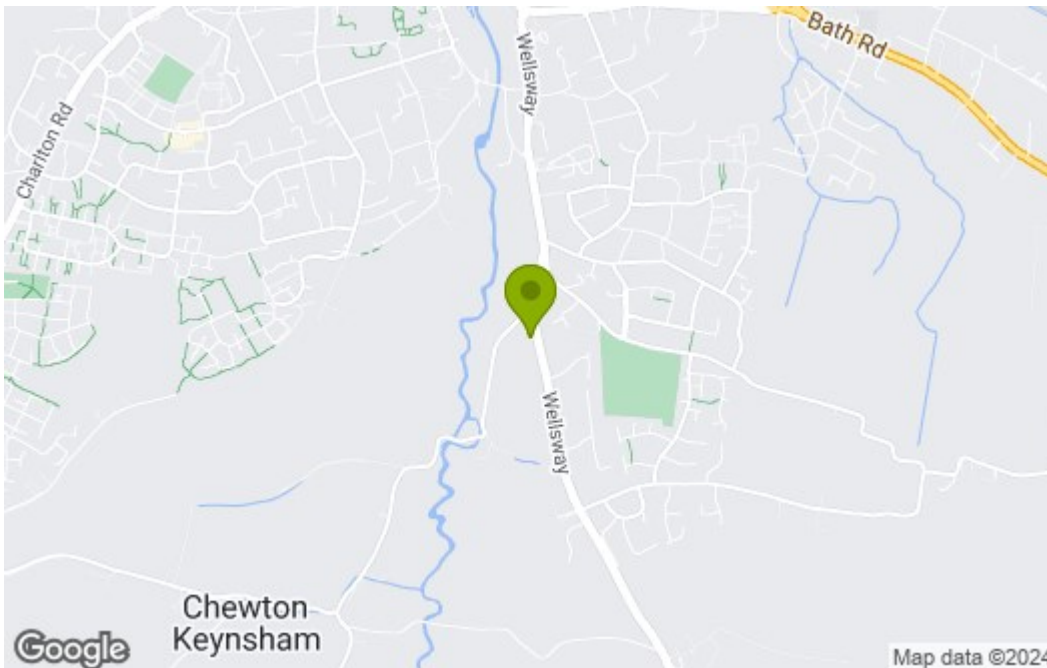
Sat Nav BS31 1JB

## Floor Plan



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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	87
(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	

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