



## 16 Chalfield Close, Bristol, BS31 1JZ

**Offers Over £800,000**

Situated in Chalfield Close, Keynsham - a charming location for this stunning FOUR BEDROOM DETACHED PROPERTY. Built in 1999, this executive style home is a true gem nestled at the end of a sought-after cul-de-sac, this property offers ample space for comfortable living. Step inside to discover a meticulously maintained interior featuring a modern open plan kitchen/dining room, amenities such as gas fired central heating and uPVC double glazing. The master and second bedroom both come complete with en-suite facilities, providing a touch of luxury to your everyday routine. Convenience is key with a double garage and a driveway that offers plentiful off-street parking for you and your guests. Imagine coming home to this peaceful retreat after a long day, knowing you have space for everything you need.

Surrounded by the tranquility of Manor Road community woodland, this home invites you to explore beautiful countryside walks right on your doorstep. Additionally, being in close proximity to local amenities and the esteemed Wellsway school in Keynsham, this property offers the perfect blend of comfort and convenience for you and your family.

Don't miss out on the opportunity to make this lovely property your own and enjoy the best of what Keynsham has to offer.

Entrance via front door into

### Hallway



Stairs rising to first floor landing, uPVC double glazed window to front aspect, single radiator, ceramic tiled flooring, coving, doors to

### Downstair W/C

Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, wash hand basin with chrome mixer tap over, single radiator, tiled flooring, fully tiled.

### Study

8'11" x 8'5" (2.72 x 2.57)



Two uPVC double glazed windows to front aspect, double radiator, wood effect flooring, coving.

### Sitting Room

18'0" x 16'0" (5.49 x 4.88)



uPVC double glazed feature bay window to front aspect, 2 double radiators, wood effect flooring, inglenook fire place with uPVC double glazed windows to both front and rear aspects, inset seating and living flame gas fire, coving.

### Open Plan Kitchen/Dining/Breakfast Room

34'6" x 11'9" (10.52 x 3.60)



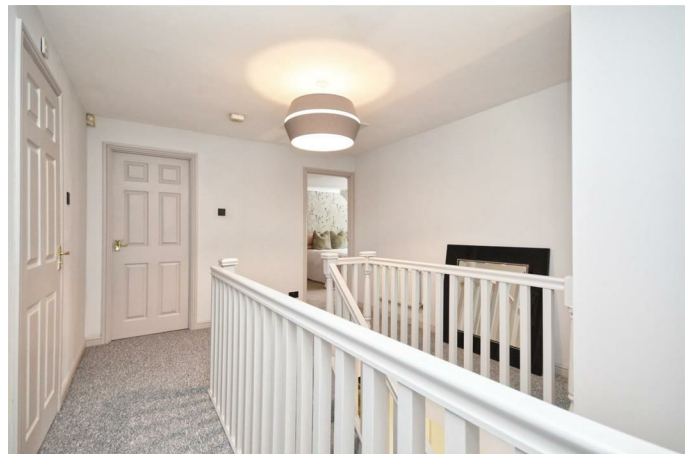
uPVC double glazed windows to rear aspect, uPVC double glazed doors giving access to the patio and rear garden, ceramic tiled flooring, a range of modern mainly floor units with Quartz worksurfaces over with matching upstands and windowsill, 1 1/2 bowl sink unit with chrome mixer taps over, built in AEG oven and grill with AEG induction hob with extractor hood over, integrated double wine cooler, feature mosaic tiled wall, pull out larder cupboard, space for American style fridge freezer, central island with further storage and Quartz worksurface over, area for barstools, inset spots, door to utility room. Dining area - slimline contemporary radiator,

### Utility Room

8'11" x 5'1" (2.72 x 1.55)

Double glazed door to side aspect, ceramic tiled flooring, a range of wall and floor units with worksurface over, stainless steel sink drainer unit with chrome mixer tap over, tiled splashbacks, built in full sized dishwasher and space and plumbing for white goods including washing machine and tumble drier, wall mounted Baxi 400 boiler, single radiator.

### First Floor Landing



Access to loft space, single radiator, airing cupboard housing hot water tank with wooden shelving for linen, doors to

### Master Bedroom

16'10" x 11'1" (5.15 x 3.40)



uPVC feature bay window to front aspect, double radiator, coving, large double opening wardrobes with hanging rail and shelving, further wardrobe with hanging rail and shelving, door to

### En Suite

7'2" x 6'2" (2.20 x 1.90)



Obscured uPVC double glazed window to front aspect, suite comprising pedestal wash hand basin with taps over, low level w/c, fully tiled corner shower cubicle with hinged glazed door and mains shower over, fully tiled, tiled flooring, shaver point, small double radiator.

### Bedroom Two

11'8" x 9'0" (3.57 x 2.76)



uPVC double glazed windows to front aspect, double radiator, a range of built in wardrobes with hanging rail and shelving, door to

### En Suite

5'10" x 5'6" (1.80 x 1.69)



Obscured uPVC double glazed window to front aspect, suite comprising pedestal wash hand basin, low level w/c, fully tiled shower cubicle with hinged glazed shower screen and mains shower over, wood effect flooring, shaver point.

### Bedroom Three

11'2" x 11'1" (3.42 x 3.39)



uPVC double glazed window to rear aspect enjoying views over nearby countryside, single radiator.

### Bedroom Four

9'0" x 8'9" (2.76 x 2.68)



uPVC double glazed window to rear aspect enjoying pleasant views over nearby countryside, single radiator.

### Family Bathroom



Obscured uPVC double glazed window to rear aspect, contemporary suite comprising panelled bath, pedestal wash hand basin with mixer tap over, close coupled w/c, fully tiled walk in shower cubicle with smoked glass screen and rainfall shower over, fully tiled, tiled flooring.

### Outside



The front of the property has a driveway giving access to the double garage and providing ample off street parking. A pathway leads to the side of the garage and the front door with a paved area leading to the side of the property. The remainder is laid mainly to lawn with planted borders containing a mixture of shrubs. The rear garden is of a generous size with a patio area immediately adjacent to the property ideal for al fresco dining, the remainder is laid mainly to lawn with mature borders containing a mixture of shrubs and trees. The rear garden is enclosed mainly by native clipped hedging and featheredge fencing.

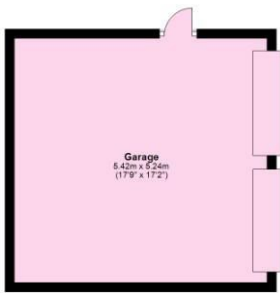
### Double Garage

Pedestrian door to side aspect, 2 metal up and over doors to front aspect, power and light is connected.

### Directions

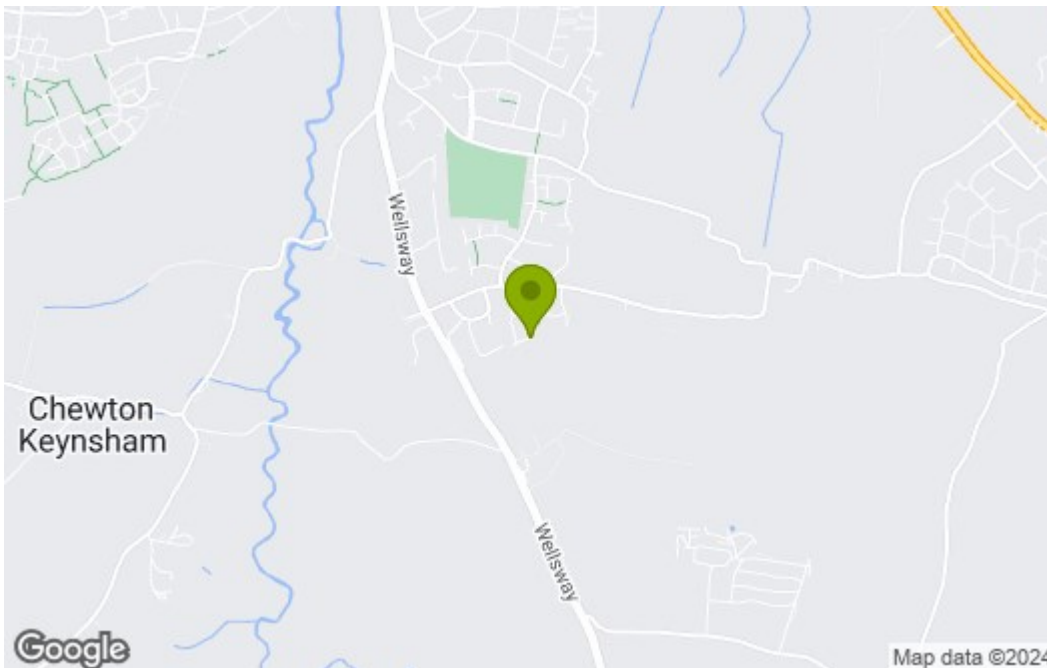
Sat Nav BS31 1JZ

# Floor Plan



Total area: approx. 193.9 sq. metres (2087.6 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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