



## Highfield House, 169 Wellsway, BS31 1JE Offers In The Region Of £725,000

Positioned in the sought-after location of Wellsway, Keynsham in an elevated position enjoying stunning views over Chewton Keynsham towards Dundry, this stunning detached house offers a perfect blend of comfort and style for a growing family. Boasting 3 reception rooms and 4 bedrooms this property is a true gem on the Wellsway side of Keynsham. As you step inside, you are greeted by spacious reception areas, including a living room that offers picturesque views of the rolling hills. The kitchen and separate dining room overlook a beautiful rear garden, while a conservatory adds a touch of charm to the space. Upstairs, you'll find four well-appointed bedrooms, with two doubles at the front, complemented by a dual aspect four-piece family bathroom.

This family home not only impresses with its interior layout but also delights with its external features. The striking gardens provide a peaceful retreat, while generous off-street parking and a garage with internal access add convenience to everyday living.

If you are looking for a property that combines modern living with a touch of elegance, then this home on Wellsway is the perfect choice. Don't miss out on the opportunity to own a piece of this particularly desirable part of Keynsham.

Entrance via front door with obscured matching uPVC double glazed side panels into

### Entrance Hallway

14'9" x 7'9" (4.51 x 2.38)



Stairs rising to first floor landing, double radiator, under stairs storage cupboard with hanging space, doors to

### Downstairs W/C

Obscured uPVC double glazed window to front aspect, low level w/c, corner wash hand basin, single radiator, extractor, light.

### Sitting Room

18'6" x 15'5" (5.66 x 4.70)



uPVC double glazed windows to both side and front aspects enjoying far reaching views, double radiator, coving, feature living flame gas fire with stone surround and mantel and hearth over. door to

### Dining Room

12'9" x 9'3" (3.91 x 2.82)



Double glazed patio doors giving access to the patio and rear garden, double radiator, wall lights, coving, door to kitchen, opening to

### Conservatory

9'10" x 9'3" (3.01 x 2.82)



uPVC double glazed windows enjoying pleasant views over the front side and rear gardens, uPVC double glazed patio doors to patio and rear garden, polycarbonate roof, wall lights, wall mounted electric heater,

### Kitchen

13'6" x 11'1" (4.13 x 3.39)



uPVC double glazed window to rear aspect, double radiator, tile effect flooring, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl Franke sink drainer unit with chrome mixer taps over, tiled splashbacks, under unit lighting, integrated full sized dishwasher, integrated washing machine, space for electric cooker with extractor hood over, space and plumbing for fridge freezer, corner cupboard housing Vaillant gas boiler, door into

### Utility Area

9'5" x 4'11" (2.89 x 1.50)



uPVC double glazed door to side aspect, single radiator, further range of wall and floor units with worksurfaces over, tile effect flooring, study/bedroom 5, door to downstairs shower room, uPVC double glazed door with steps leading down into garage.

### Downstairs Shower Room

Tiled flooring, mostly tiled walls, electric heated towel rail, wall mounted electric heater, step up to fully tiled shower cubicle with hinged glazed door and electric triton shower over.

### Study/Bedroom 5

10'2" x 8'0" (3.12 x 2.45)



uPVC double glazed windows to rear aspect, double radiator, electric heater.

### Garage

16'11" x 9'5" (5.16 x 2.89)

Power and light connected, metal up and over door, window to side aspect, space for a range of further white goods.

### First Floor Landing



Obscured uPVC double glazed window to side aspect, access to loft space, airing cupboard with wooden shelving for linen and hot water tank, separate storage cupboard with wooden shelving for linen, doors to

### Main Bedroom

15'7" x 10'8" (4.75 x 3.26)



uPVC double glazed windows to side and front aspects enjoying far reaching views over Chewton Keynsham and the valley, coving, single radiator, a range of built in wardrobes and drawers.

### Bedroom Two

11'7" x 10'8" (3.54 x 3.26)



uPVC double glazed windows to both side and front aspect enjoying far reaching views over the valley, double radiator, storage cupboard with hanging rail and shelving.

### Bedroom Three

9'0" x 7'8" (2.75 x 2.34)



uPVC double glazed window to rear aspect, double radiator, archway to

### Bedroom Four

9'6" x 6'0" (2.90 x 1.85)



uPVC double glazed window to side aspect, single radiator, storage cupboards with shelving and hanging rail.

### Family Bath/Shower Room

9'2" x 5'11" (2.81 x 1.81)



Obscured uPVC double glazed windows to side and rear aspects, suite comprising concealed cistern w/c with storage space, wash hand basin with storage cupboards beneath, Jacuzzi style panelled bath with separate shower attachment, fully tiled corner shower cubicle with hinged glazed door and Mira electric shower over, chrome heated towel rail, tiled flooring, part tiled walls, inset spots.

### Outside



The front of the property is accessed via double wrought iron gates giving access to the tarmac driveway providing off street parking for several vehicles, the remainder is laid mainly to lawn with mature planted borders containing a mixture of established shrubs and ground cover with a magnolia tree, Japanese maple to name a few. Access to the rear is via a side gate. The front of the property is well manicured with an established clipped evergreen hedge providing a good degree of privacy and clipped hedging to both sides. The garden to the side of the property is accessed via a wrought iron gate with an area of Romsey gravel with planted pockets and a water feature. The rear garden is of a generous size and well manicured with a patio area immediately adjacent to the property ideal for outside entertaining, steps lead up to the top of the garden which is laid mainly to lawn with planted mature borders with an area laid to gravel in the top corner with a vegetable garden with raised planters. There is an outside tap and a number of outside electrical sockets. Pedestrian access is on both sides of the property. A garden shed

and greenhouse are also included in the sale. A summerhouse will also be included in the sale.

**Directions**

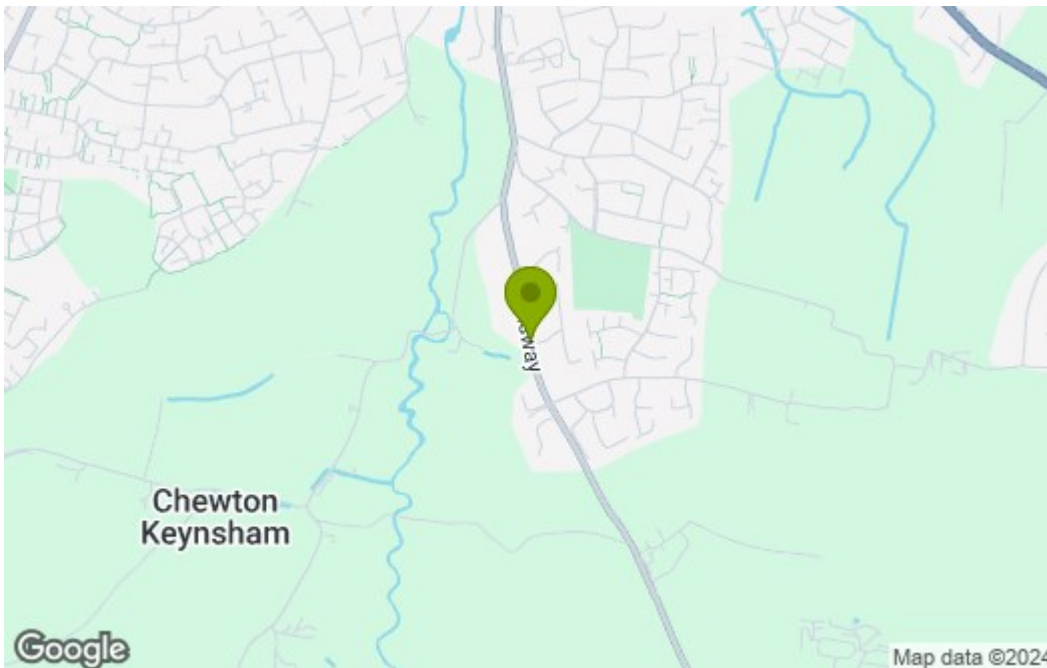
Sat Nav BS31 1JE

# Floor Plan



Total area: approx. 163.4 sq. metres (1758.6 sq. feet)  
**169 Wellsway, Bristol**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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