



## 79 Wellsway, Bristol, BS31 1HX

**£900,000**

Positioned on the Wellsway, Keynsham, this stunning five-bedroom detached house is a true gem waiting to be discovered. Boasting two generous reception rooms, this executive family home offers ample space for comfortable living. As you step inside, you'll be greeted by an immaculately presented interior spread over three floors. The open plan kitchen/family/dining room is perfect for hosting family gatherings or entertaining friends. Imagine preparing delicious meals while enjoying the picturesque views of the nearby countryside right from your kitchen window.

One of the standout features of this property is its elevated position, providing impressive views and a sense of tranquility. The mature front and rear gardens provide space where you can unwind after a long day. Convenience is key with a driveway for ample off-street parking and a garage/workshop for your vehicles and extra storage. The uPVC double glazing and gas fired central heating ensure that you'll be comfortable in all seasons.

Keynsham itself is a vibrant town with a bustling High Street filled with shops, pubs, and eateries to explore. The town's award-winning parks and top-notch schools make it an ideal location for families looking to

Entrance via uPVC double glazed front door into

### Storm Porch

uPVC double glazed windows to both front and side aspects, quarry tiled flooring, further door with obscured glazed side panels into

### Hallway



Double radiator, coving, stairs rising to first floor landing, understairs storage cupboard, wooden flooring, cupboard with shelving, doors to

### Downstairs W/C



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, wash hand basin with mixer tap over, tiled splashbacks, tiled flooring, chrome heated towel rail.

### Sitting Room

16'10" x 13'4" (5.15 x 4.08)



Dual aspect uPVC double glazed windows to both front and rear aspects, the front enjoying pleasant far reaching views over nearby countryside, two double radiators, wall lights, coving, wood flooring, feature woodburning stove with granite hearth.

### Open Plan Kitchen/Family Room

16'7" x 12'8" (5.06 x 3.87)



Dual aspect uPVC double glazed windows to both front and rear aspects,, a range of wall and floor units with granite worksurfaces over, 1 1/4 bowl sink unit with inset drainage and mixer taps over, full sized integrated AEG dishwasher, slimline wine cooler, two AEG ovens, integrated fridge freezer, central island with AEG induction hob and storage beneath, space for bar stools, under unit lighting, cupboard with space and plumbing for washing machine and shelving, inset spots, extractor, tiled flooring, coving, door from kitchen with slight step down through double doors into Garage.

### Dining Room

12'6" x 10'7" (3.83 x 3.25)

uPVC double glazed French doors with side panels giving access to the rear garden, tiled flooring, double radiator, coving.

### Garage

15'10" x 11'9" (4.85 x 3.60)

Sliding garage door, power and light connected, opening to

### Garage/Workshop

16'8" x 10'10" (5.10 x 3.31)

Space for further white goods, power and light connected, workshop area with bench and window over rear garden, access to eaves storage space, door to garden, further door into



### Store Room

6'5" x 5'10" (1.97 x 1.80)

Ideal area for garden machinery, shelving, door to w/c, door to garden.

### First Floor Landing



uPVC double glazed windows to front aspect enjoying pleasant views, stairs rising to second floor landing, single radiator, good sized walk in airing cupboard with uPVC double glazed window to side aspect, coving, single radiator, wood flooring and housing Worcester boiler with pressurised water tank, separate door to further storage cupboard, coving, inset spots, doors to

### Master Bedroom

16'8" x 13'4" (5.09 x 4.08)



Dual aspect uPVC double glazed windows to both front and rear aspects, the front enjoying the beautiful views, 2 double radiators, coving, fitted wardrobes.

### Bedroom Two

12'7" x 11'3" (3.84 x 3.44)



uPVC double glazed window to rear aspect, double radiator, coving.

### Bedroom Three

12'10" x 9'10" (3.93 x 3.01)



Dual aspect uPVC double glazed windows to both rear and side aspects, double radiator.

### Family Bathroom

8'3" x 5'9" (2.53 x 1.77)



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, panelled bath, pedestal wash hand basin with mixer taps over, fully tiled corner shower cubicle with slight step up accessed via hinged glazed door with rainfall shower over with separate shower attachment, extractor, inset spots, tiled flooring, chrome heated towel rail.

### Second Floor Landing (Split Level)

Inset spots, sliding door to Shower Room/W/C, doors to

### Bedroom Four

15'8" x 10'8" (4.79 x 3.26)



Dual aspect, uPVC double glazed windows to both front and rear aspects enjoying spectacular views to the front, double radiator.

### Bedroom Five/Study

10'11" x 7'8" (3.33 x 2.34)



Dual aspect, uPVC double glazed windows to both front and rear aspects enjoying the views to the front, single radiator, inset spots.

### Shower Room/W/C



Suite comprising wall mounted wash hand basin with mixer tap over, corner low level w/c, fully tiled shower cubicle with hinged glazed door and mains rainfall shower over, wood effect flooring, fully tiled, extractor, inset spots, chrome heated towel rail.

### Outside



The front of the property has a driveway providing ample off street parking and access to the large garage/workshop, the remainder benefits from being mainly level with a good area of lawn and a border containing shrubs, herbaceous perennials. The front garden is mainly enclosed by clipped hedging and a

low level brick wall with coping. There is pedestrian access to the rear via a wooden gate. The mature rear garden benefits from being level and of a generous size, adjacent to the rear of the property is a good sized level patio area ideal for al fresco dining. The remainder is laid mainly to lawn with borders containing a mixture of established plants and shrubs, a gravel path leads to an area for further garden furniture. At the top of the garden is a good sized area currently housing a trampoline with further seating area. There is direct access from the garden into the garage and garden store.

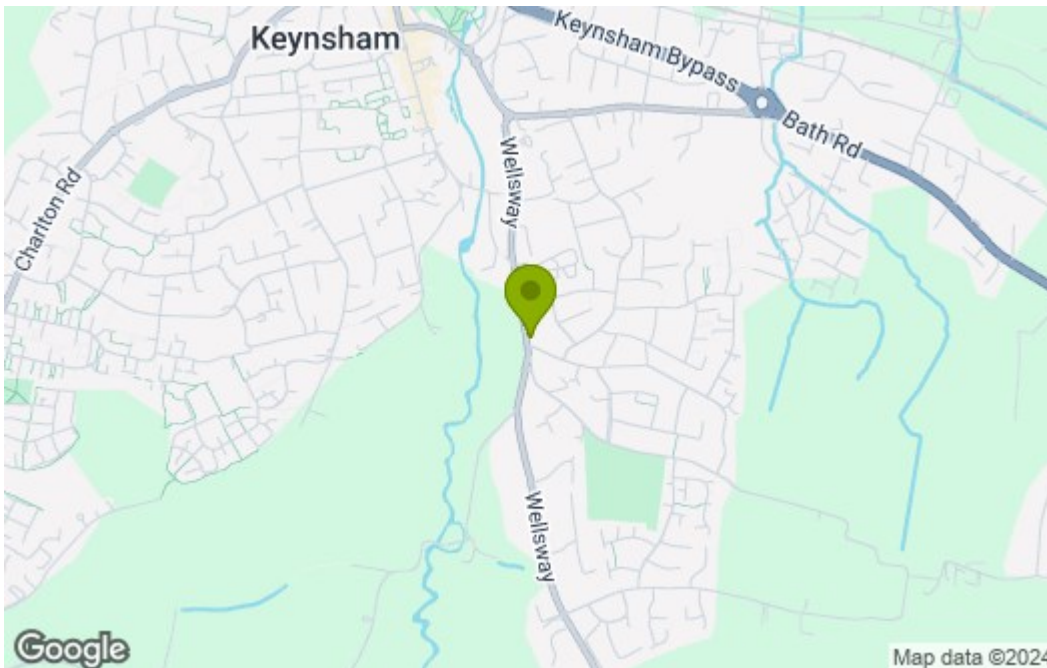
**Directions**

Sat Nav BS31 1HX

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		67	76
		EU Directive 2002/91/EC	

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