



## 18 Fairfield Way, Bristol, BS31 1GD

**Offers Over £500,000**

Nestled in the desirable Crest Nicholson Hygge Park development on Fairfield Way, Keynsham, this charming semi-detached house presents an exceptional opportunity for families seeking a modern and comfortable home. Spanning an impressive 1,260 square feet, the property boasts three well-proportioned bedrooms and a thoughtfully designed reception room, making it perfect for both relaxation and entertaining.

The heart of the home is the open plan kitchen and dining area, which flows seamlessly into the enclosed westerly-facing garden, ideal for enjoying the afternoon sun. The property is presented to an excellent standard throughout, featuring uPVC double glazing and gas-fired central heating, ensuring warmth and comfort year-round. Additionally, a nearby garage and allocated parking space provide convenient off-road parking.

One of the standout features of this property is the absence of an onward sales chain, allowing for a smoother transition into your new home. Keynsham itself is a vibrant town, ideally located between Bristol and

Entrance via composite front door into

### Hallway

Single radiator, doors to

### Downstairs W/C



Suite comprising close coupled w/c, wash hand basin with mixer taps, heated towel rail, extractor.

### Open Plan Kitchen/Dining Room

21'6" x 18'10" (6.56 x 5.75)



uPVC double glazed window to front aspect, fitted kitchen with a range of wall and floor units with worksurface over, sink drainer unit with mixer taps, integrated Bosch electric hob with extractor over, integrated Bosch double oven, integrated fridge freezer, dishwasher and Bosch washing machine, island unit with storage beneath, stairs rising to first floor landing with storage beneath, wall mounted radiator, double doors opening to

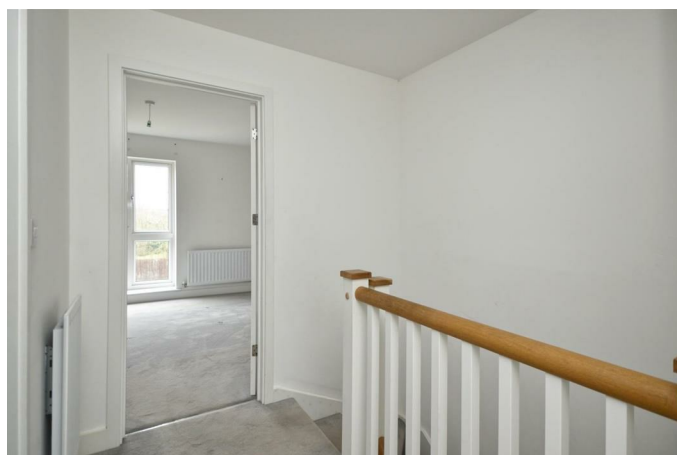
### Sitting Room

18'10" x 11'8" (5.75 x 3.56)



Double glazed bi-folding doors to rear garden, double radiator.

### First Floor Landing



Access to loft hatch, single radiator, storage cupboard housing combination boiler, doors to



### Master Bedroom

11'7" x 11'1" (3.54 x 3.38)



uPVC floor to ceiling double glazed window to rear aspect, single radiator, dressing area with fitted wardrobes, door to

### En Suite

7'4" x 6'6" (2.25 x 1.99)



Suite comprising fully tiled shower cubicle with shower attachment over, wash hand basin with mixer taps over, close coupled w/c, heated towel rail, spot lights, fully tiled, extractor.

### Bedroom Two

14'6" x 9'3" (4.44 x 2.83)



Floor to ceiling uPVC double glazed window to front aspect, single radiator.

### Bedroom Three

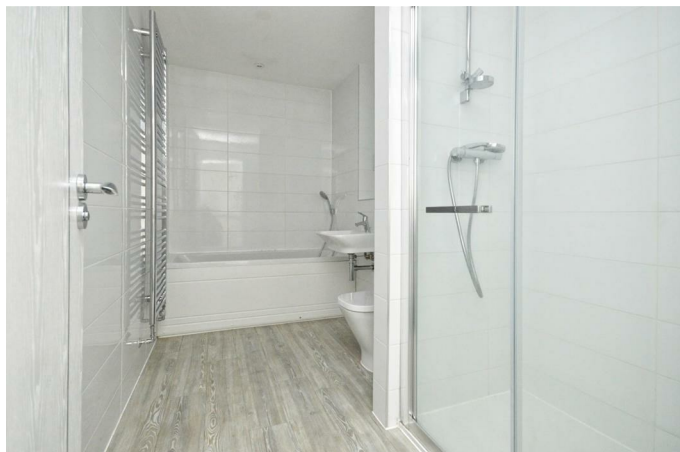
10'7" x 9'3" (3.25 x 2.82)



uPVC double glazed window to front aspect, single radiator.

### Family Bathroom

11'1" x 6'6" (3.39 x 1.99)



Suite comprising paneled bath with shower attachment over, wash hand basin with mixer taps, close coupled w/c, separate shower cubicle with shower attachment over, heated towel rail, spot lights, extractor.

### Outside

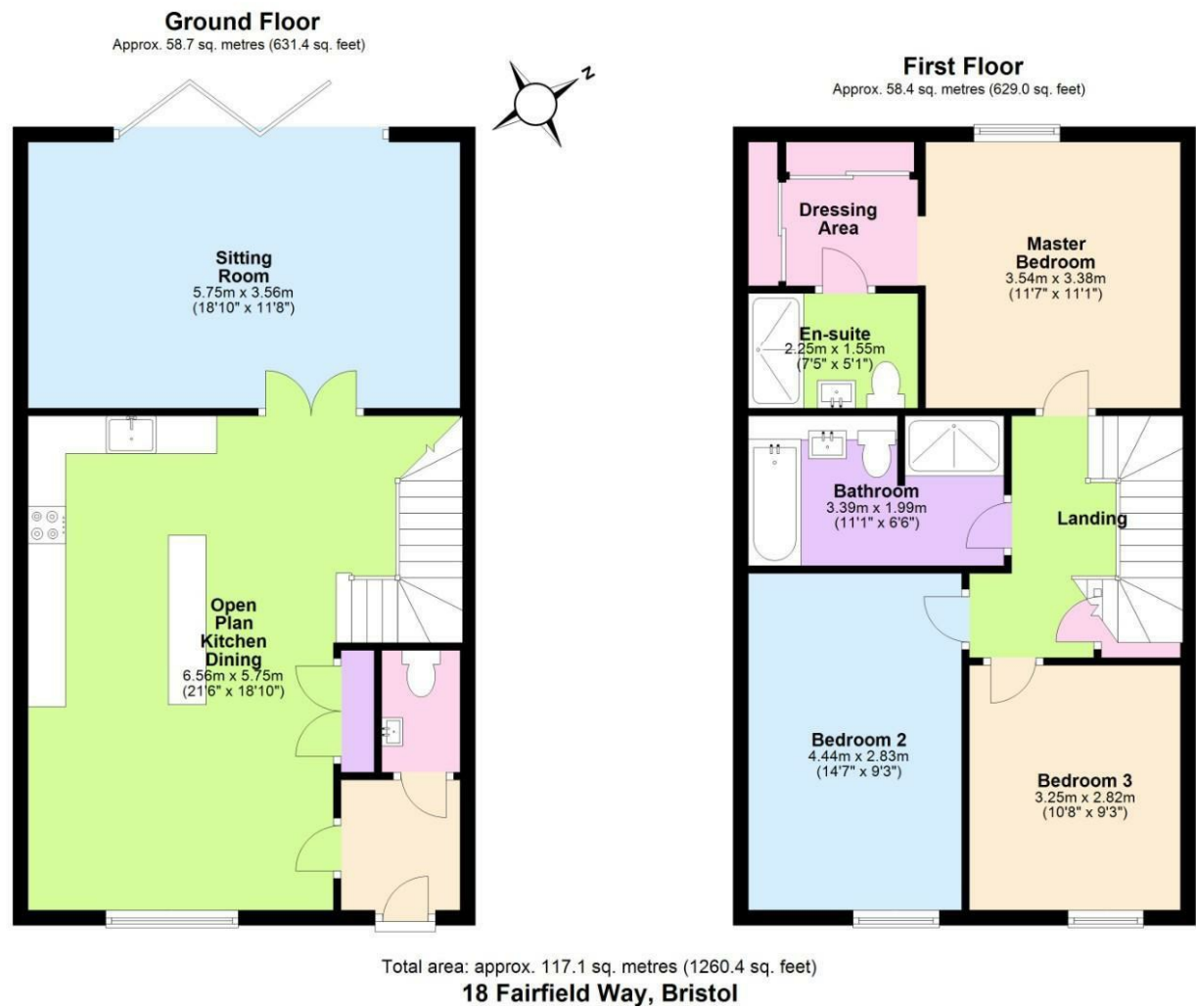


The front of the property is laid mainly to gravel for ease of maintenance with a pathway leading to the front door. The westerly facing rear garden has a patio area immediately adjacent to the property ideal for al fresco dining, the remainder is laid mainly to lawn and is fully enclosed by brick walling with a pedestrian gate providing access.

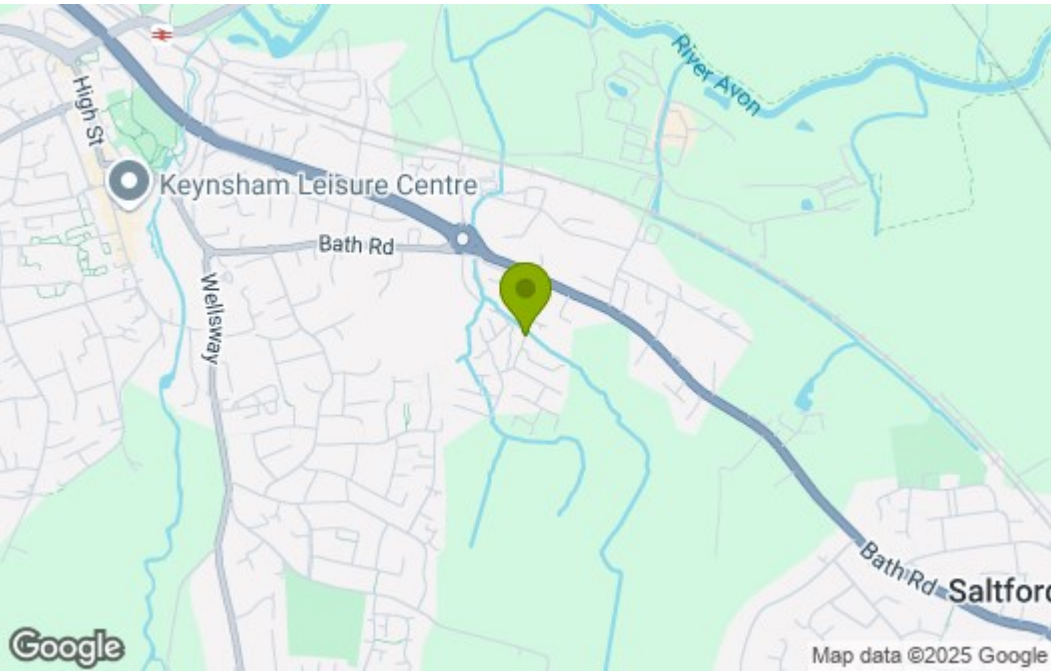
### Directions

Sat Nav BS31 1GD

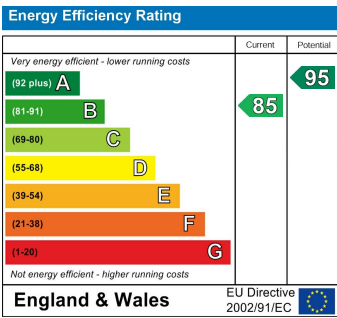
Floor Plan



Area Map



Energy Efficiency Graph



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