



17 Fieldfare Close, Bristol, BS31 2FQ

£795,000

Nestled in the desirable Fieldfare Close, Keynsham, Bristol, this executive-style detached house offers a perfect blend of modern living and comfort. With five spacious bedrooms, including a master suite with an ensuite shower room, this property is ideal for families seeking both space and style.

The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The contemporary high specification fitted kitchen, equipped with top-of-the-range AEG appliances, is a chef's dream, making meal preparation a delight. Arranged over three floors, the layout ensures privacy and convenience for all family members. Additional features include three well-appointed bathrooms/en suites, ensuring that morning routines run smoothly. The property benefits from gas-fired central heating and uPVC double glazing, providing warmth and energy efficiency throughout the year.

Outside, the low-maintenance rear garden is a true oasis, complete with a charming water feature and a lovely dining space adorned with a pergola and ambient lighting, perfect for al fresco dining or entertaining guests. The driveway accommodates off street parking, complemented by a detached double garage that can also serve as a workshop.

Entrance via composite front door into

Hallway



Stairs rising to first floor landing, under stairs storage cupboard, single radiator, spot lights, single radiator, doors to

Dining Room

10'1" x 9'10" (3.09 x 3.02)

uPVC double glazed feature bay window to front aspect, double radiator.

Downstairs W/C



Suite comprising close coupled w/c, single radiator, pedestal wash hand basin with mixer tap over, extractor.

Kitchen/Dining Room

16'6" x 13'4" (5.05 x 4.08)



uPVC double glazed window to rear aspect, uPVC double glazed patio doors opening to rear garden, a range of upgraded contemporary wall and floor units with Quartz worksurfaces over, sink unit with mixer tap over, a range of AEG integrated appliances including dishwasher, 5 ring gas hob with extractor over, oven and microwave, integrated fridge freezer and wine cooler, under unit lighting, island unit with Granite worksurface over and with shelving, cupboards and drawers beneath, 2 Velux windows to rear aspect, single radiator, wood effect flooring, spot lights, door to

Utility Room

6'3" x 5'0" (1.92 x 1.54)

Door to side aspect, a range of wall and floor units with Quartz worksurface over, sink drainer unit with mixer tap, space and plumbing for washing machine, wall unit housing mounted combination boiler, single radiator.

Sitting Room

21'5" x 11'8" (6.54 x 3.56)



Triple aspect uPVC double glazed feature bay window to front aspect, uPVC double glazed patio doors opening to rear garden, uPVC double glazed window to side aspect, 2 single radiators.

First Floor Landing

14'6" x 6'3" (4.44 x 1.91)

uPVC double glazed window to front aspect, single radiator, spot lights. stairs rising to second floor landing, airing cupboard housing hot water tank, doors to

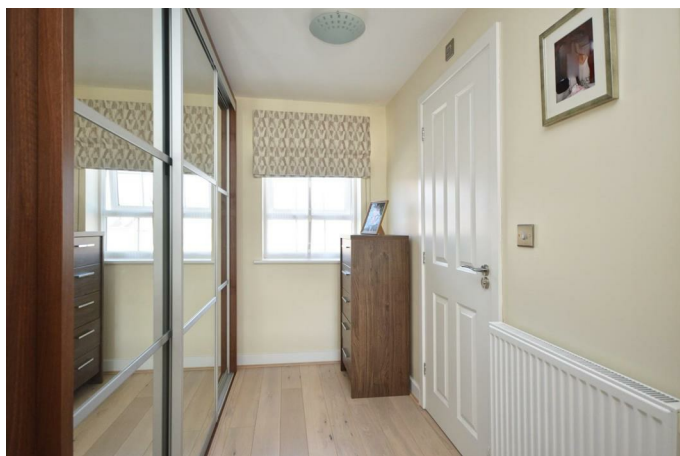
Master Bedroom

12'10" x 11'8" (3.92 x 3.57)



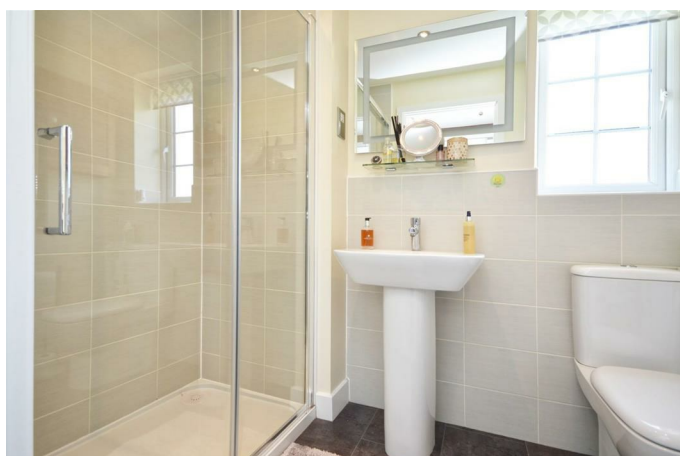
uPVC double glazed window to front aspect, 2 single radiators, opening to

Dressing Area



uPVC double glazed window to rear aspect, a range of fitted wardrobes with sliding mirrored doors, door to

En Suite Shower Room



Obscured uPVC double glazed window to side aspect, suite comprising close coupled w/c, pedestal wash hand basin with mixer taps over, fully tiled shower cubicle with shower attachment over, extractor, wall mounted heated towel rail, spot lights.

Bedroom Five

11'2" x 10'0" (3.41 x 3.07)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes with hanging rail.

Bedroom Four

10'0" x 9'10" (3.07 x 3.00)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes with hanging rail.

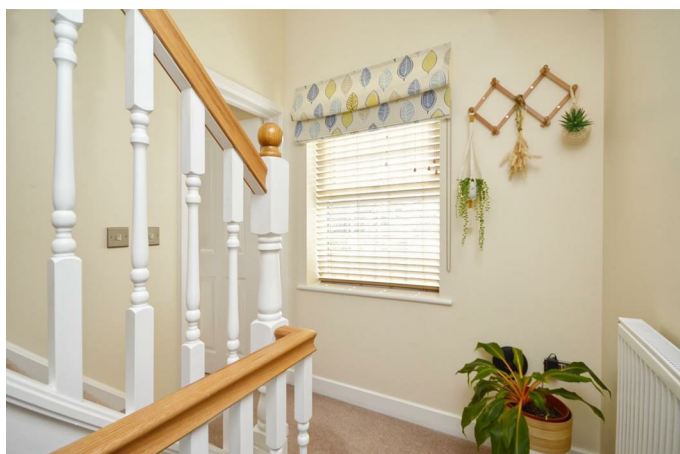
Family Bathroom

6'9" x 6'2" (2.06m x 1.88m)



Obscured uPVC double glazed window to rear aspect, suite comprising paneled bath with shower attachment over, pedestal wash hand basin with mixer taps over, close coupled w/c, heated towel rail, extractor fan.

Second Floor Landing



Velux window to rear aspect enjoying woodland views, doors to

Bedroom Two

14'6" x 12'7" (4.44 x 3.85)



uPVC double glazed window to front aspect, 2 single radiators, Velux window to rear aspect, a range of fitted wardrobes.

Bedroom Three

11'7" x 8'7" (3.54 x 2.64)



uPVC double glazed window to front aspect, single radiator, access to loft space.

Shower Room



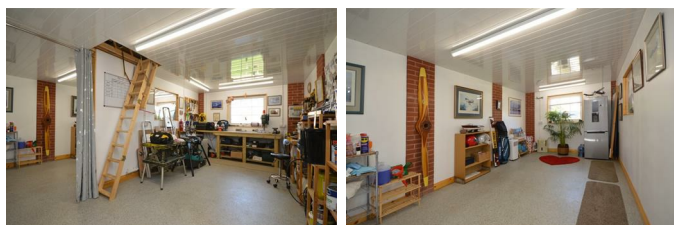
Velux window to rear aspect, fully tiled shower cubicle with shower over, w/c, wash hand basin with mixer tap over.

Outside



The front of the property is enclosed by wrought iron railings with a raised border containing plants and shrubs, the remainder is laid to pebbles with slate patio slabs leading to the front door. A driveway provides access to the double garage. A pedestrian gate gives access to the rear garden. The rear garden is a huge feature of this property with a slate patio with modern pergola with lights over situated immediately adjacent to the property ideal for al fresco dining, the remainder is laid mainly to a level lawn surrounded by an area of stone chippings for ease of maintenance, a tranquil feel if given by a with a raised water feature with lighting. The rear garden is enclosed by brick walling and wood fencing.

Double Garage/Workshop



Two single electric roller doors, pedestrian door to side aspect. There is a stud wall dividing the garage into two, with two uPVC double glazed windows to rear aspect, power and light is connected, space for additional white goods, access to pitched roof

providing additional storage with power and light and pull down ladder.

Directions

Sat Nav BS31 2FQ

Agents Note

There is a shared driveway giving access to this property and the neighboring property.

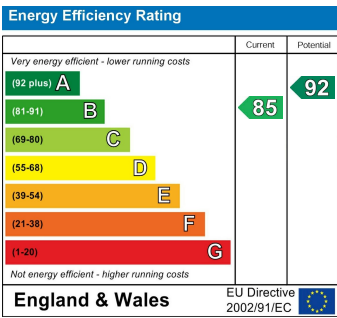
Floor Plan



Area Map



Energy Efficiency Graph



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