



31 Fairfield Way, Bristol, BS31 1GE

Offers In The Region Of £525,000

Nestled within the delightful Hygge Park development on Fairfield Way, Keynsham, this exquisite semi-detached house is a true find. Originally designed as a show home, it has been meticulously crafted and is presented in immaculate condition, making it an ideal choice for families or professionals in search of a modern living space.

The property boasts three well-proportioned bedrooms, including a master suite that features a dressing area and a private en suite bathroom, providing a perfect retreat for relaxation. The additional two bedrooms are versatile, easily accommodating guests or serving as home offices.

At the heart of the home lies an open plan living area that seamlessly combines the kitchen and lounge, creating a warm and inviting atmosphere. The bi-folding doors allow natural light to flood the space and provide easy access to the well-maintained enclosed rear garden, perfect for outdoor entertaining or enjoying a quiet moment in nature.

Entrance via composite front door into

Hallway



Space for hanging coats, single radiator, doors to w/c, glass door to

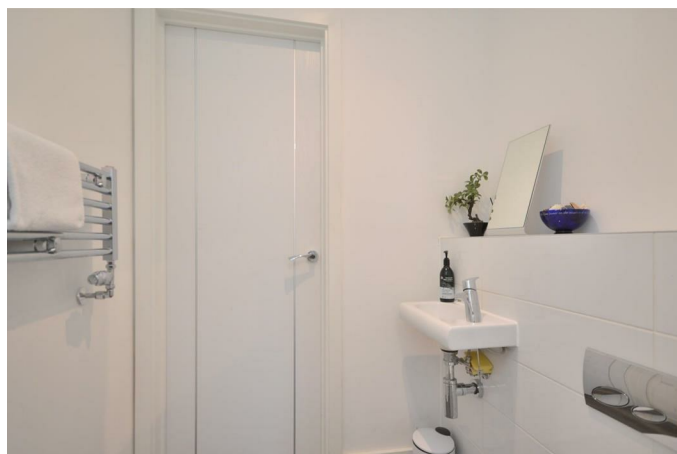
Open Plan Living

35'4" x 10'11" (10.78 x 3.35)



Floor to ceiling uPVC double glazed windows, wall mounted radiator, a range of wall and floor units with work surface over and under unit lighting, sink drainer unit with mixer taps over, integrated Bosch double oven, Bosch induction hob and Bosch dishwasher, island with breakfast bar area, integrated fridge freezer, open plan through to living area with bi-folding doors to rear garden with electric blinds, stairs rising to first floor landing, wall mounted contemporary radiator, spot lights.

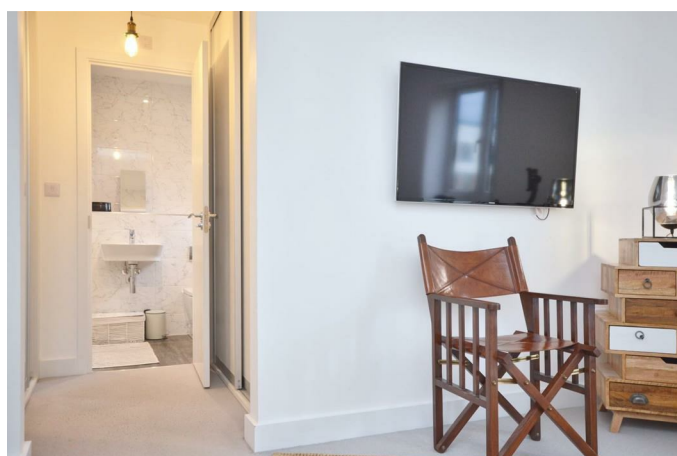
W/C



Close coupled w/c, wall mounted wash hand basin with mixer taps over, heated towel rail, spot light, extractor, door to large understairs storage cupboard with spot light.

First Floor Landing

14'0" x 7'6" (4.28 x 2.29)



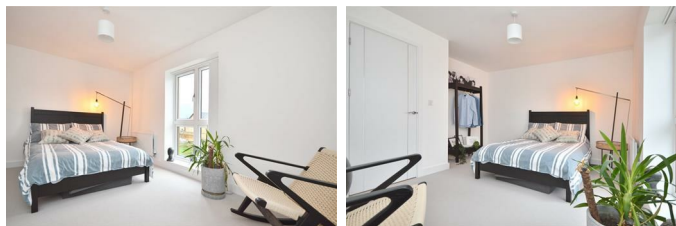
Access to loft space, doors to

Laundry Room

Space and plumbing for washing machine, space for tumble drier, wall mounted boiler.

Master Bedroom

10'10" x 14'4" (3.32 x 4.39)



uPVC double glazed floor to ceiling window to rear aspect, double radiator, opening to

Dressing Area

Fitted wardrobes, door to

En Suite Shower Room



Obscured uPVC double glazed window to rear aspect, suite comprising shower cubicle with shower attachment over, close coupled w/c, wall mounted wash hand basin with mixer tap over, heated towel rail, extractor.

Bedroom Two

10'4" x 14'3" (3.16 x 4.36)



uPVC double glazed window to front aspect, single radiator.

Bedroom Three

11'7" x 10'6" (3.55 x 3.21)



uPVC double glazed floor to ceiling window to front aspect, double radiator.

Family Bathroom

7'0" x 6'5" (2.15 x 1.96)



Suite comprising panelled bath with shower attachment over, wall mounted wash hand basin with mixer tap over, close coupled w/c, heated towel rail, spot lights, extractor.

Outside



The front of the property has a block paved driveway providing off street parking and access to the single garage. The remainder is laid mainly to lawn with a low cut hedge surrounding the lawn with a pathway leading to the front door. The rear garden has a patio area immediately adjoining the property ideal for al fresco dining, the remainder is laid mainly to lawn. The rear garden is fully enclosed by wooden fencing with feature cladding on the rear fence. A pedestrian gate provides access into the garden.

Garage

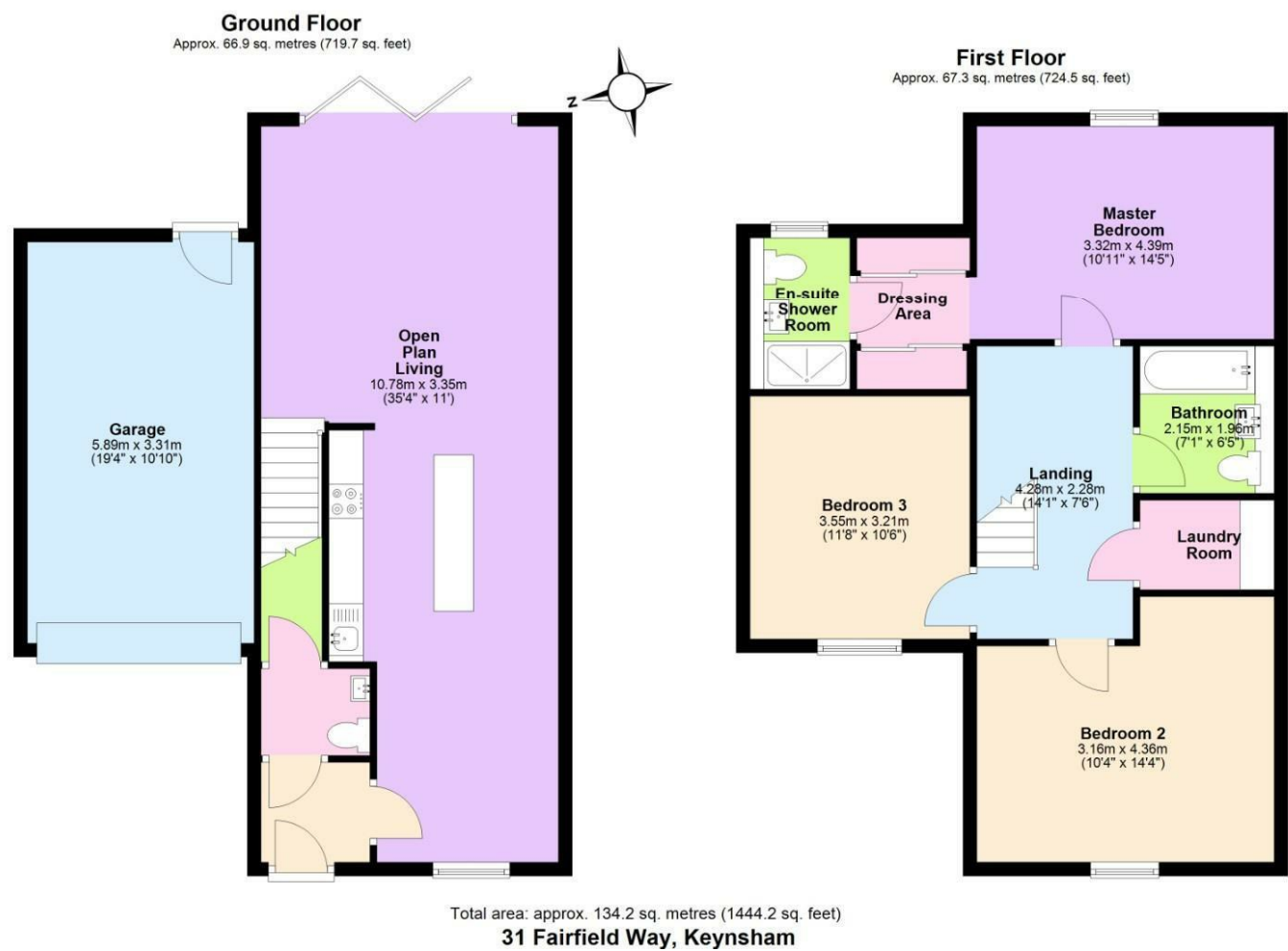
19'3" x 10'10" (5.89 x 3.31)

Metal up and over door, power and light is connected.

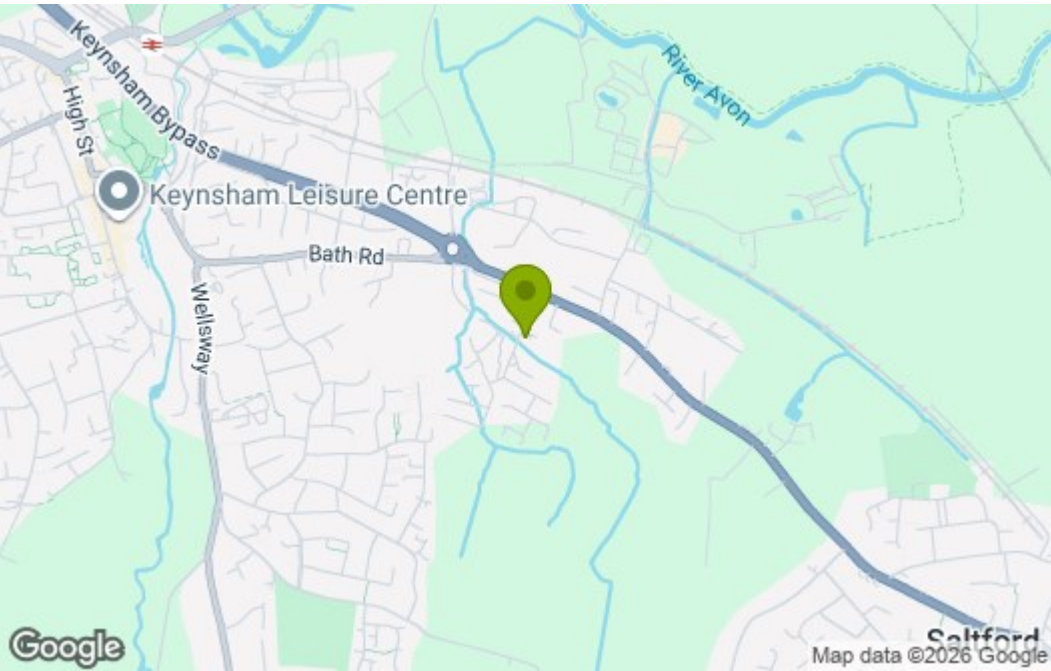
Directions

Sat Nav BS31 1GE

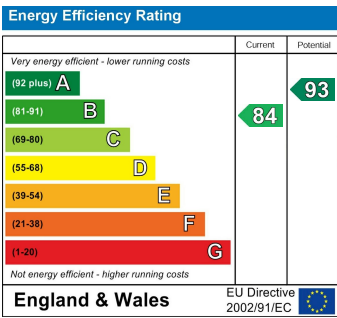
Floor Plan



Area Map



Energy Efficiency Graph



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