



## 6 Chewton Close, Bristol, BS31 1BQ

### Offers Over £500,000

Nestled in the desirable Chewton Close, Keynsham, this well-presented four-bedroom house offers a perfect blend of comfort and convenience. Spanning three floors, the property is ideally situated within easy walking distance of Wellsway School and the vibrant Keynsham High Street, which boasts a variety of local amenities and excellent transport links.

Upon entering, you will be greeted by a spacious and inviting atmosphere, enhanced by double glazing and gas-fired central heating throughout. The heart of the home is undoubtedly the recently refitted open-plan kitchen, which provides a modern space for cooking and entertaining. This area flows seamlessly into the living spaces, making it perfect for family gatherings or social occasions.

The property features a master suite complete with an en suite shower room, offering a private retreat for relaxation. The additional three bedrooms are well-proportioned, providing ample space for family or guests.

Entrance via front door giving access into

### Hallway

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

### Downstairs W/C



Double glazed obscured window to side aspect, close coupled w/c, pedestal wash hand basin with mixer taps over, single radiator, extractor fan.

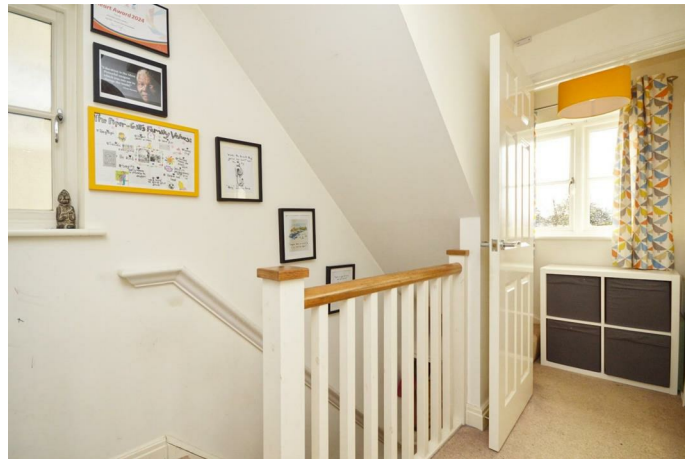
### Open Plan Kitchen/Living Room

30'11" x 10'0" (9.43 x 3.06)



Double glazed window to front aspect, a recently refitted kitchen comprising a range of wall and floor units with worksurface over, sink drainer unit with mixer tap over, integrated Neff double oven, integrated Neff electric hob with extractor over, integrated fridge freezer, dishwasher, microwave and washing machine, under unit lighting, tiled splash backs, breakfast bar area, spot lights, open plan into living area. uPVC double glazed window to rear aspect, Double glazed door to rear garden, 2 single radiators, spot lights.

### First Floor Landing



uPVC double glazed window to front aspect, single radiator, stairs rising to second floor landing, storage cupboard housing water tank, doors to

### Bedroom Two

10'1" x 10'6" (3.09 x 3.21)



Double glazed window to rear aspect, single radiator, door to



### Jack and Jill Bathroom

5'1" x 7'7" (1.55 x 2.33)



Suite comprising panelled bath with Rainfall shower attachment over, close coupled w/c, pedestal wash hand basin with mixer tap over, single radiator, spot lights, extractor.

### Bedroom Three

6'11" x 10'2" (2.13 x 3.12)



Double glazed window to front aspect, single radiator

### Bedroom Four

10'2" x 5'7" (3.10 x 1.71)



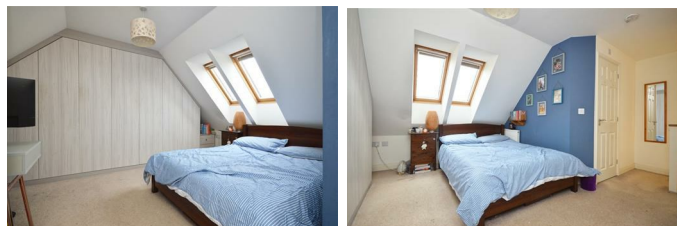
Double glazed window to rear aspect, single radiator, storage cupboard with hanging rail.

### Second Floor Landing

Opening to

### Master Bedroom

16'2" x 17'2" (4.93 x 5.25)



Velux windows to rear aspect, fitted wardrobes, door to

### En Suite Shower Room



Velux window to rear aspect, suite comprising shower cubicle with rainfall shower over, close coupled w/c, pedestal wash hand basin with mixer taps over, heated towel rail.

## Outside

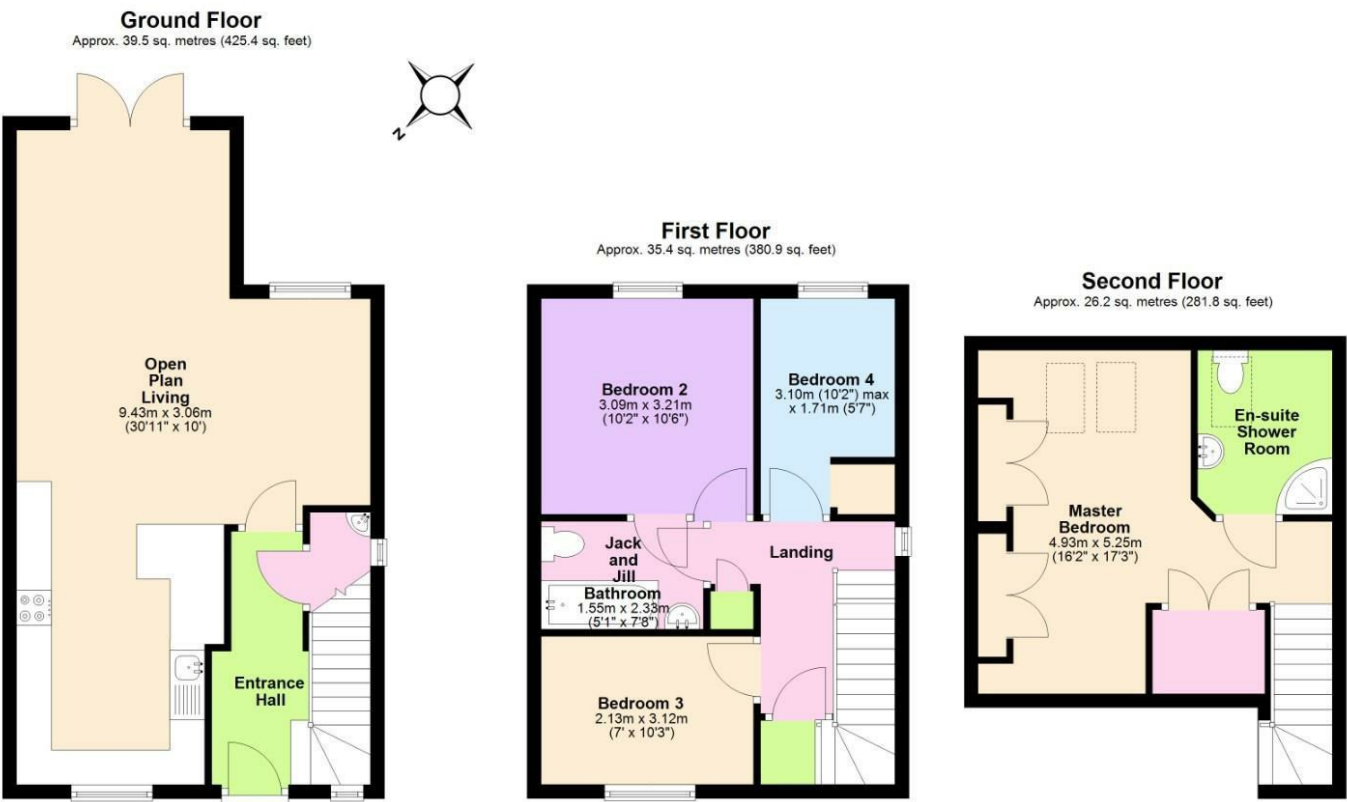


The front of the property has a driveway providing off street parking. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid to artificial lawn for ease of maintenance. The rear garden is fully enclosed by wooden fencing.

## Directions

Sat Nav BS31 1BQ

Floor Plan



Total area: approx. 101.1 sq. metres (1088.2 sq. feet)  
**6 Chewton Close, Keynsham**

Area Map



Energy Efficiency Graph

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

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