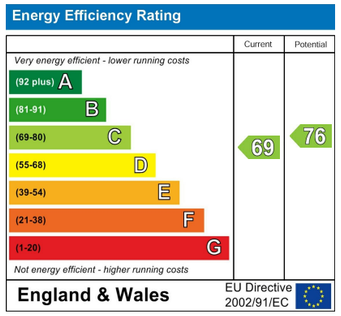
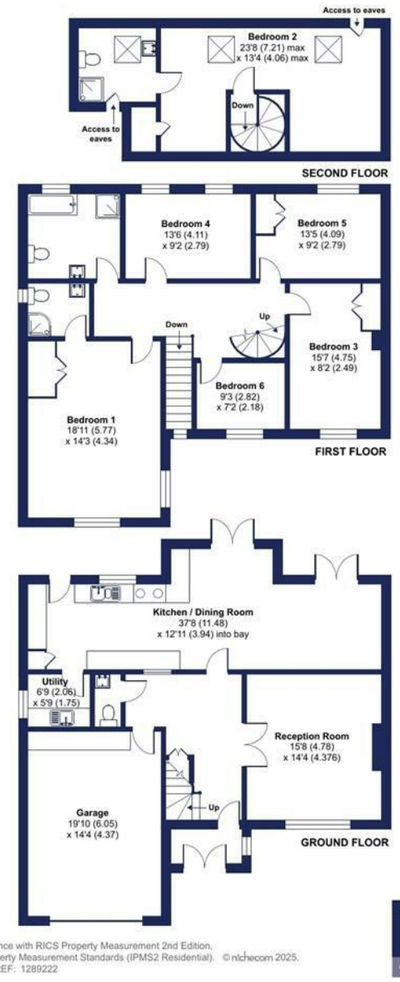


Wellsway, Keynsham, Bristol, BS31

Approximate Area = 2393 sq ft / 222.3 sq m
Garage = 284 sq ft / 26.3 sq m
Total = 2677 sq ft / 248.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Davies & Way. REF: 1289222

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33 Wellsway, Keynsham, Bristol, BS31 1HS



£925,000

A substantial six bedroom detached home that sits within generous grounds on the Wellsway side of town.

- Detached
- Lounge
- Kitchen/Dining/Family room
- Utility room
- Six bedrooms
- Two ensuites
- Family bathroom
- Double garage
- Generous gardens
- No onward sales chain

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RICS

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33 Wellsway, Keynsham, Bristol, BS31 1HS

A beautifully presented and significantly improved six bedroom detached home, offering approximately 2,700 sq ft (250 sq m) of internal accommodation, set within generous landscaped gardens and available with no onward chain.

This impressive property is arranged over three floors and boasts spacious, well-maintained accommodation throughout. The ground floor features a welcoming entrance hallway, a formal lounge with a feature fireplace, and a high-quality open-plan kitchen/dining/family room measuring 11.5 metres (37.8 ft) in width, which enjoys direct access to the rear garden. Additional ground floor benefits include a practical utility room and a modern cloakroom.

On the first floor, there are five generously sized bedrooms (four doubles and one single), all enjoying pleasant views over the garden or surrounding greenery. The principal bedroom features a stylish en suite shower room, a range of fitted and walk-in wardrobes. A luxurious family bathroom serves the remaining bedrooms, complete with an oversized spa bath and a separate multi-head shower/steam cubicle. A spiral staircase leads to the second floor, which spans the full width of the home. This space offers a self-contained suite ideal for guests or a dependent relative, with its own en-suite and walk-in access to loft storage.

Externally, the property sits within beautifully landscaped grounds. The front garden is laid to stone chippings, offering ample off-street parking, while the rear garden measures approximately 53 metres (174 ft) and features a level lawn bordered by attractive flower beds and two separate seating areas perfect for al fresco dining and entertaining. A double garage provides additional storage and parking.

This stunning family home combines space, style, and flexibility in an exceptional setting in close proximity to both the Wellsway school complex and town centre amenities.

This unique home boasts an abundance of space within generous gardens which benefit from a highly convenient location on the prestigious Wellsway which is a short quiet walk to both the centre of town via Dapps Hill and the Wellsway School complex making it an ideal purchase of families who are upsizing.

INTERIOR

GROUND FLOOR

PORCH 2.4m x 1.4m (7'10" x 4'7")
Stained glass lead inset window to side aspect, stained glass lead inset window and door leading to hallway.

HALLWAY 5m x 3.8m narrowing to 2.6m (16'4" x 12'5" narrowing to 8'6")
Understairs storage cupboard, radiator, power points, door providing integral access to garage, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.8m x 4.4m (15'8" x 14'5")
Double glazed window to front aspect, feature gas flame effect fire, radiator, power points.

KITCHEN/DINING/FAMILY ROOM 11.5m x 4m narrowing to 2.8m (37'8" x 13'1" narrowing to 9'2")
Double glazed windows to rear aspect overlooking rear garden, obscured double glazed door and two sets of double glazed French doors providing access to rear garden. Kitchen comprising range of matching soft close wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over and integrated waste disposal unit, 'Rangemaster' cooker with oversized extractor fan over, integrated fridge, freezer, wine cooler. Radiator, power points, splashbacks to all wet areas. Dining area providing ample space for family sized dining table and benefitting from a radiator and power points and leading to family/snug area which benefits from a radiator and power points. Door leading to utility room.

UTILITY ROOM 2.1m x 1.8m (6'10" x 5'10")
Obscured double glazed window to side aspect, range of matching wall and base units with roll top work surfaces, integrated washing machine and dishwasher, wash hand basin with mixer tap over, radiator, power points, splashbacks to all wet areas.

CLOAKROOM 1.8m x 0.9m (5'10" x 2'11")
Modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 6.2m x 2.5m narrowing to 1.8m (20'4" x 8'2" narrowing to 5'10")
Stained glass lead inset window to front aspect, spiral staircase leading to second floor landing, radiator, power points, doors leading to rooms.

BEDROOM ONE 5.9m x 4.4m (19'4" x 14'5")
Dual aspect double glazed windows to front and side aspects, radiator, power points, fitted and walk in wardrobes, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.1m x 1.8m (6'10" x 5'10")
Obscured double glazed window to side aspect, matching three piece suite comprising wash hand basin, low level WC and walk in shower cubicle with shower off mains supply over, radiator, tiled splashbacks to all wet areas.

BEDROOM THREE 4.9m x 3m (16'0" x 9'10")
Double glazed window to front aspect, radiator, power points, built in double wardrobe.

BEDROOM FOUR 4.1m x 2.9m (13'5" x 9'6")
Dual aspect double glazed windows to rear aspect overlooking rear garden, radiator, power points.

BEDROOM FIVE 4.1m x 2.8m (13'5" x 9'2")
Double glazed window to rear aspect enjoying garden views, radiator, power points, built in double wardrobe.

BEDROOM SIX 2.9m x 2.2m (9'6" x 7'2")
Double glazed window to front aspect, radiator, power points.

FAMILY BATHROOM 3.1m x 2.8m (10'2" x 9'2")
Obscured double glazed window to rear aspect, luxury four piece suite comprising wash hand basin with mixer tap over, low level WC and oversized spa bath with centrally located mixer tap over and walk in multi jet shower/steam cubicle with built in speakers and mood lighting. Heated towel rails, tiled splashbacks to all wet areas.

SECOND FLOOR

LANDING 1m x 0.9m (3'3" x 2'11")
Door leading to bedroom two.

BEDROOM TWO 7.2m x 4.1m (23'7" x 13'5")
to maximum points (restricted head height in places). Dual double glazed velux windows with inset blinds to roofline, radiators, power points, built in wardrobe, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.6m x 2.5m (8'6" x 8'2")
(Restricted head height in places). Double glazed velux window to roofline, three piece suite comprising pedestal wash hand basin, low level WC and walk in shower cubicle with electric shower over, radiator, tiled splashbacks, door leading to walk in loft storage space which benefits from power and lighting.

EXTERIOR

FRONT OF PROPERTY
Generous front garden mainly laid to south cerney stone chippings that's accessed via a dropped kerb and provides generous off street parking, walled boundaries, well stocked flower beds, gated paths leading to rear garden, path leading to front door.

REAR GARDEN
Generous landscaped rear garden measuring 53m (174ft) in length that's mainly laid to a level lawn with two separate raised seating areas, wall and fenced boundaries. pretty, well stocked flower beds.

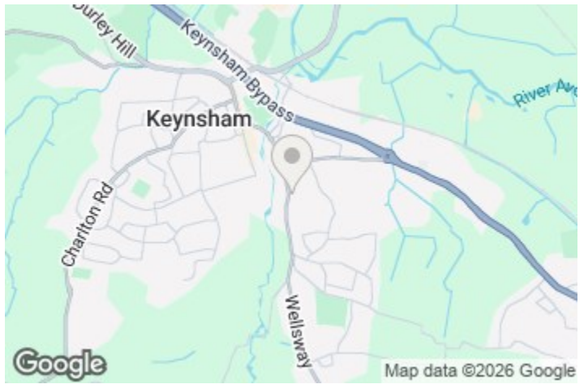
DOUBLE GARAGE 6.1m x 4.5m (20'0" x 14'9")
Accessed via electrically operated up and over door benefitting from power, lighting, a wall mounted gas boiler and an array of wall and base units with roll top work surfaces providing ample storage space.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band G according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
There are historic covenants on the property.

Local authority: Bath and North East Somerset.
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).



















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