



51 Fairfield Way, Bristol, BS31 1GE

£525,000

Welcome to this stunning semi-detached house located on Fairfield Way in the sought-after Hygge Park development of Keynsham, Bristol. Built in 2020, this contemporary home spans an impressive 1,440 square feet and is designed to meet the needs of modern living.

As you enter, you will be greeted by a spacious open-plan kitchen/living area, perfect for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, including a master suite complete with a dressing area and an en suite bathroom, ensuring comfort and privacy for the whole family. With an additional bathroom, this home is well-equipped for daily living.

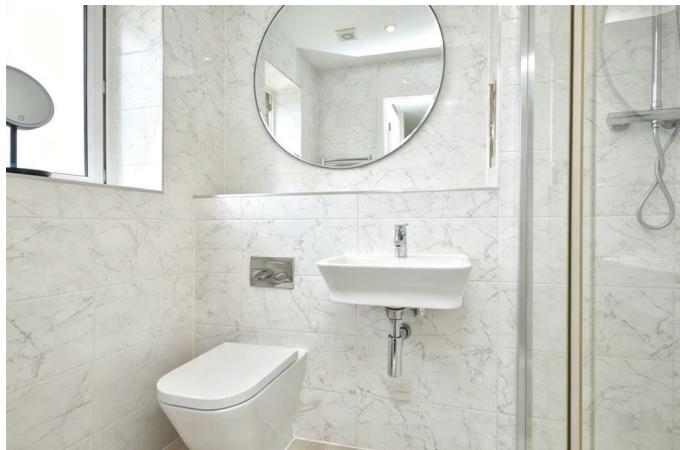
The property is presented to an exceptionally high standard throughout, showcasing stylish finishes and thoughtful design. The low-maintenance front garden adds to the appeal, while the enclosed rear garden provides a private outdoor space for leisure and enjoyment.

Entrance via front door with glazed side panel into

Hallway

Single radiator, doors to

Downstairs W/C



Concealed cistern Roca w/c, wash hand basin, wood effect flooring, chrome heated towel rail, light and extractor, door to

Understairs Storage

Shelving and hanging rail.

Open Plan Kitchen/Living Room

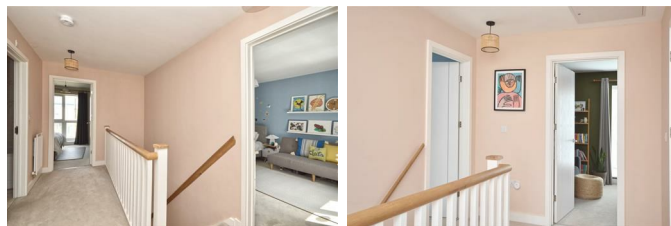
35'5" x 6'6" (10.80 x 2.00)



uPVC double glazed window to front aspect, 2 large wall mounted radiators, wood effect flooring, a range of wall and floor units with worksurface over, single stainless steel sink drainer unit with mixer taps over, 4 ring Bosch induction hob with extractor hood and light over, Bosch oven and grill, integrated fridge and freezer, full sized Bosch dishwasher, central island with area for bar stools and storage cupboards beneath, inset spots, uPVC double glazed bi folding doors to rear garden, stairs rising to first floor landing, media wall with space for tv, cupboards with open shelving.

First Floor Landing

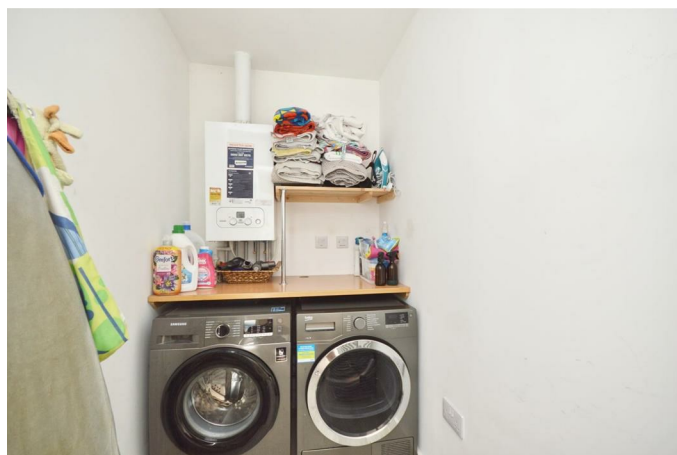
14'0" x 7'5" (4.28 x 2.28)



Access to loft space, single radiator, doors to

Laundry Room

4'3" x 6'7" (1.31 x 2.01)



Wall mounted Potterton gas boiler, worksurface area, space for white goods including washing machine and tumble drier.

Master Bedroom

10'10" x 14'4" (3.31 x 4.37)



uPVC double glazed windows to rear aspect, double radiator, part panelled feature wall, opening to walk through dressing area with wardrobes either side with hanging rail and shelving, door to

En Suite Shower Room



Obscured uPVC double glazed window to rear aspect, fully tiled walls, wood effect flooring, suite comprising Roca concealed cistern w/c, wash hand basin with mixer taps, shower cubicle with sliding glazed door and main rainfall shower with separate attachment over, chrome heated towel rail, extractor and light.

Bedroom Two

12'8" x 14'6" (3.88 x 4.44)



uPVC double glazed window to front aspect, single radiator.

Bedroom Three

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



uPVC double glazed window to front aspect, double radiator.

Family Bathroom

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



Fully tiled walls, suite comprising Roca concealed cistern w/c, wash hand basin with mixer taps over, panelled bath with mains shower over and hinged glazed shower screen, chrome heated towel rail, extractor and light,

Outside



The front of the property has a block paved driveway providing off street parking and access to the garage, a slabbed pathway leads to the front door. The remainder is laid mainly to south cerney gravel with a mature tree and recently planted New Zealand privet hedge. The rear garden is of a good size with an Indian sandstone patio immediately adjacent to the property ideal for al fresco dining, there are raised vegetable borders/planters. There is pedestrian access via a wooden gate to the side of the property. The remainder of the garden is laid mainly to lawn with a gravel path leading to a decking area at the top of the garden providing a further tranquil space for entertaining. There are raised railway sleeper borders containing a mixture of climbers with trellis. There are a few mature trees adding a little bit of privacy to the garden. The rear garden is enclosed by featheredge fencing.

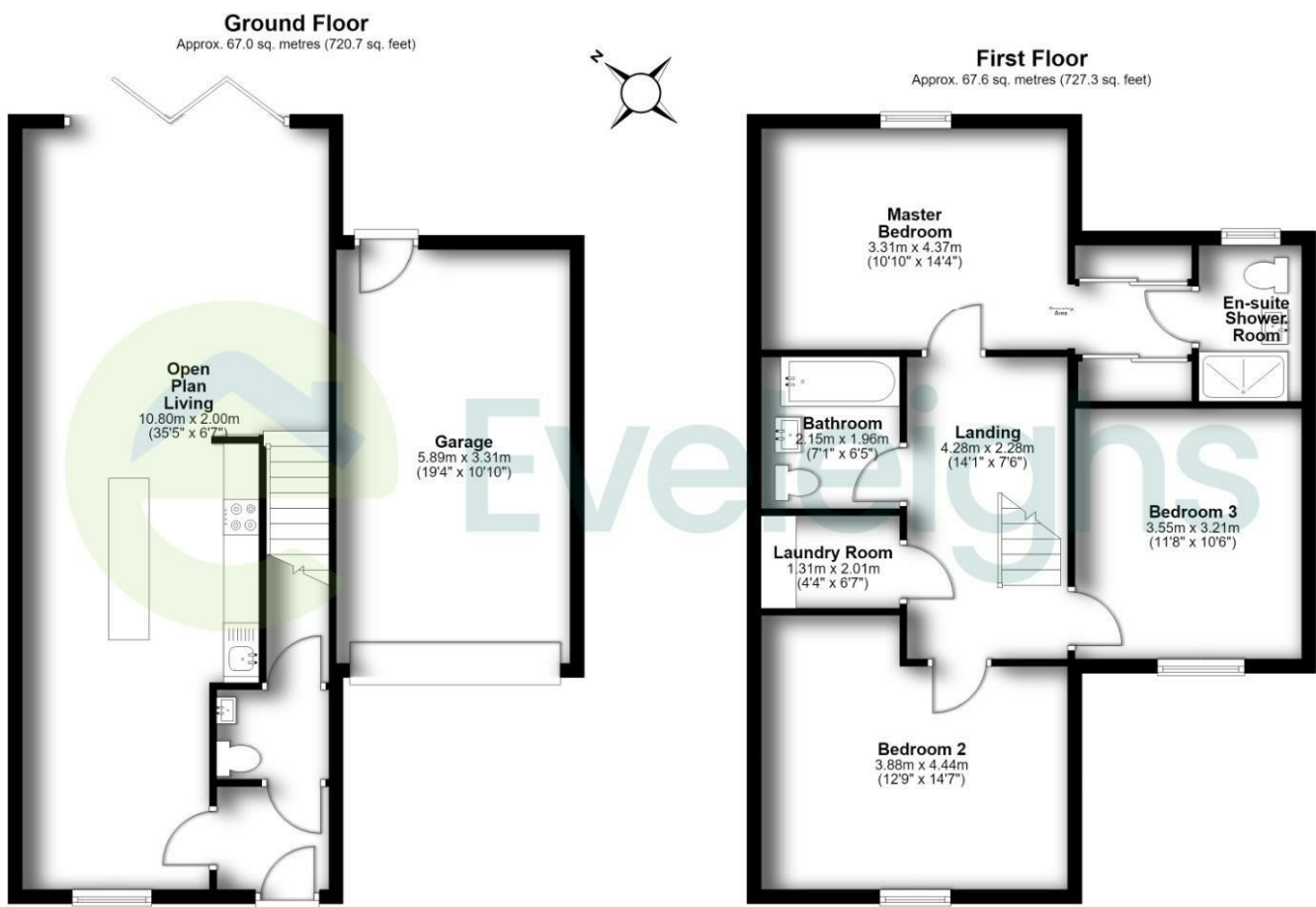
Garage

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

Pedestrian door to rear garden, metal up and over door, workshop area with fitted bench, power and light is connected.

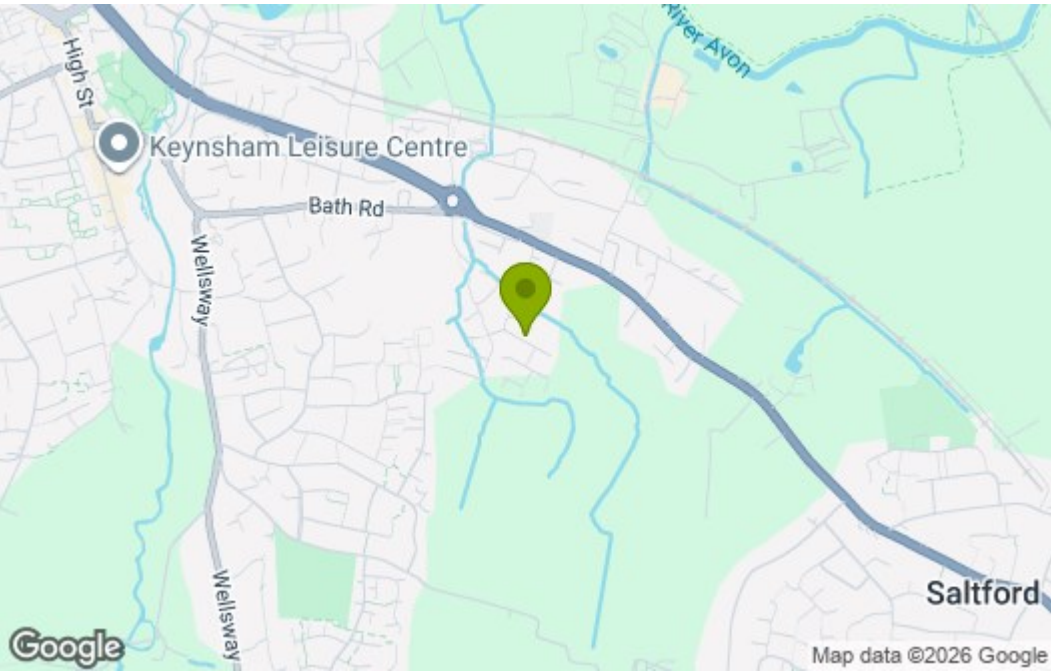
Directions

Floor Plan

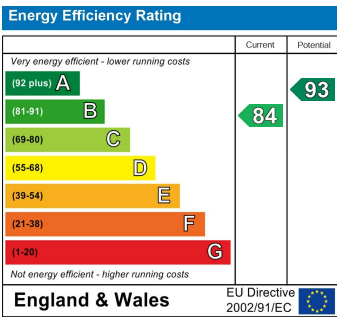


51 Fairfield Way, Keynsham

Area Map



Energy Efficiency Graph



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