

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

Hutton Close, Keynsham, Bristol, BS31

Approximate Area = 1154 sq ft / 107.2 sq m
Garage = 141 sq ft / 13 sq m
Total = 1295 sq ft / 120.2 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 2026. Produced for Davies & Way. REF:



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

11 Hutton Close, Keynsham, Bristol, BS31 1XW



£525,000

A recently renovated three double bedroom detached bungalow that's located within a quiet residential cul de sac.

▪ Bungalow ▪ One/Two Reception rooms ▪ Kitchen ▪ Utility room ▪ Conservatory ▪ Two/Three bedrooms ▪ Bathroom ▪ Garage ▪ Gardens



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An excellent example of a two/three bedroom detached bungalow that has undergone an extensive programme of renovation and improvement in recent years. Works include the installation of a high quality kitchen and fitted utility room, a luxurious four piece bathroom, full redecoration, a new Worcester combination boiler and attractive garden landscaping, alongside several further enhancements.

This delightful bungalow is a rare find, enjoying a pleasant cul-de-sac setting on the sought after Wellsway side of town. Offering beautifully presented accommodation arranged entirely across one level, the property is particularly well suited to downsizers seeking a modern and comfortable single-storey home.

Internally, a spacious entrance hallway with a feature wall and large built in storage cupboard leads to a bright and airy lounge. From here, there is access to a generous conservatory enjoying delightful views across the rear garden, together with French doors opening into the versatile dining room/third bedroom. The high-quality kitchen features a range of soft close wall and base units, integrated appliances and a breakfast bar, and leads to a useful fitted utility room with further integrated appliances and the recently installed combination boiler. The principal bedroom measures 4.4m x 2.8m (14'5" x 9'2"), enjoys views of the rear garden and benefits from a built-in double wardrobe. The second bedroom is another well proportioned double, with both rooms served by a luxurious four piece bathroom comprising a panelled bath and oversized walk-in shower.

Externally, the front of the property is predominantly laid to block paving, accessed via a dropped kerb and providing ample off street parking. The recently landscaped rear garden enjoys a sunny southerly aspect and is not overlooked from behind. It features a wraparound patio with two separate seating areas, a level lawn, well-stocked flower beds, fenced boundaries and a timber shed, together with external power.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.9m x 2.5m narrowing to 1.7m (16'0" x 8'2" narrowing to 5'6")

Feature wall, built in storage cupboard, radiator, doors leading to rooms.

LOUNGE 4.4m x 3.9m (14'5" x 12'9")

Double glazed patio doors to rear aspect leading to conservatory, radiator, power points. French doors leading to bedroom three/dining room.

CONSERVATORY 4.4m x 2.5m (14'5" x 8'2")

Triple aspect, double glazed windows to rear and side aspects, double glazed sliding doors to rear aspect leading to rear garden, radiator, power points.

KITCHEN/BREAKFAST ROOM 3.9m x 3m (12'9" x 9'10")

Double glazed window to front aspect. Recently fitted kitchen comprising range of soft close wall and base units with roll top work surfaces over, range of integrated appliances including electric oven, four ring induction hob with extractor fan over and dishwasher. Feature breakfast bar with inset seating, power points, under counter lighting, tiled splashbacks to all wet areas. Door leading to bedroom three/dining room, opening leading to utility room.

UTILITY ROOM 3m x 1.7m (9'10" x 5'6")

Obscured double glazed door to front aspect, range of matching wall and base units with roll top work surfaces, wash hand basin with mixer tap over, integrated fridge/freezer and washing machine, wall mounted gas combination boiler, radiator, splashbacks to all wet areas.

BEDROOM ONE 4m x 3.4m (13'1" x 11'1")

to maximum points. Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

BEDROOM TWO 3.7m x 2.8m (12'1" x 9'2")

Double glazed window to side aspect, radiator, power points

BEDROOM THREE/DINING ROOM 4.4m x 2.8m (14'5" x 9'2")

Double glazed window to rear aspect overlooking rear garden. A delightful room that's currently enjoyed as a dining room, but could be used as a third bedroom if desired, benefitting from French doors leading to the lounge, a radiator and power points.

BATHROOM 3.3m x 2m (10'9" x 6'6")

Dual double glazed windows to side aspect, modern four piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with centrally located waterfall mixer tap and shower attachment over and oversized walk in shower cubicle with dual head shower off mains supply over. Heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving that's accessed via a dropped kerb, walled boundaries, flower beds, door leading to entrance hallway, path leading to front door.

GARAGE 5m x 2.7m (16'4" x 8'10")

Accessed via electrically operated up and over door and with pedestrian access to hallway, benefitting from power and lighting.

REAR GARDEN

Beautifully landscaped rear garden to a sunny, southerly aspect and unoverlooked from the rear. Mainly laid to lawn with a wrap around patio enjoying two separate seating areas, well stocked flower beds, timber shed, gated path leading to front garden, external power.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E 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

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE O2, Three, Vodafone - all likely available (Source - Ofcom)

