



38 Fairfield Way, Bristol, BS31 1GD

Offers Over £475,000

Nestled in the desirable Hygge Park development on Fairfield Way, Keynsham, this impressive semi-detached house offers a perfect blend of modern living and convenience. Built in 2021, this four-bedroom property spans an ample 1,292 square feet and is arranged over three well-designed floors, providing plenty of space for families or those seeking extra room.

Upon entering, you will find a welcoming reception room that leads seamlessly into a contemporary kitchen and dining area, ideal for entertaining guests or enjoying family meals. The property boasts four generously sized bedrooms, including a master suite with its own ensuite bathroom, ensuring privacy and comfort. The home is equipped with gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. A convenient downstairs w/c adds to the practicality of the layout. Outside, the low maintenance westerly facing rear garden provides a lovely outdoor space for relaxation and recreation, while two off-street parking spaces offer added convenience.

Location is key, and this property does not disappoint. It is situated close to local amenities, including a Waitrose supermarket, and is within easy reach of excellent transport links. Families will appreciate being

Entrance via front door into

Hallway

Single radiator, wood effect flooring, doors to

Downstairs W/C

Obscured uPVC double glazed window to front aspect, low level Roca w/c, wash hand basin with mixer tap over and storage beneath, single radiator, wood effect flooring.

Kitchen/Breakfast Room

15'10" x 9'1" (4.83 x 2.79)



uPVC double glazed window to front aspect, wood effect flooring, a range of modern wall and floor units with worksurface over, ceramic single sink drainer unit with chrome mixer taps, integrated washing machine and dishwasher, 4 ring gas hob with stainless steel splash back and extractor hood over with oven and grill beneath, integrated fridge and freezer, cupboard housing gas Baxi boiler, space for small dining table, wood effect flooring.

Sitting Room

10'2" x 16'2" (3.10 x 4.95)



uPVC double glazed French doors giving access to the rear garden, uPVC double glazed window to rear aspect, double radiator, understairs storage cupboard, wood effect flooring.

First Floor Landing

Single radiator, stairs rising to second floor landing, doors to

Master Bedroom

10'3" x 16'2" (3.13 x 4.93)



uPVC double glazed door opening onto Juliette balcony to rear aspect, single radiator, door to

En Suite shower room

Wood effect flooring, fully tiled walls, extractor and light, heated towel rail, fully tiled shower cubicle with sliding glazed door and mains rainfall shower with separate attachment over, fully tiled, wash hand basin with chrome mixer taps and storage beneath.

Bedroom Four

10'10" x 9'1" (3.32 x 2.79)



uPVC double glazed windows to front aspect, single radiator.

Family Bathroom

5'6" x 6'9" (1.69 x 2.06)



Obscured uPVC double glazed window to front aspect, wood effect flooring, heated towel rail, fully tiled, inset spots, extractor, suite comprising pedestal wash hand basin, low level w/c, paneled bath with hinged glazed shower screen and shower attachment over.

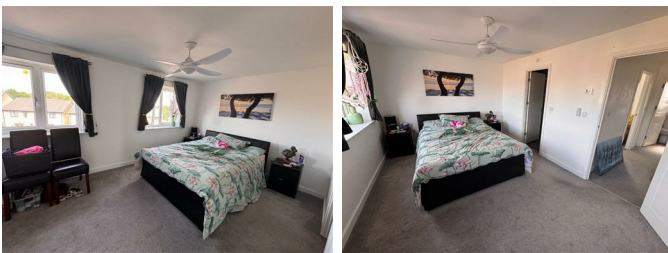
Second Floor Landing

9'10" x 6'9" (3.01 x 2.06)

Access to loft space, cupboard housing Mega Flow water tank, doors to

Bedroom Two

10'3" x 16'2" (3.13 x 4.95)



uPVC double glazed windows to rear aspect, single radiator, sliding mirror fronted wardrobes with hanging rail and shelving.

Bedroom Three

10'10" x 16'2" (3.32 x 4.95)



uPVC double glazed window to front aspect, single radiator, space for freestanding wardrobes.

Bathroom



Wood effect flooring, low level Roca w/c, paneled bath with rainfall shower with separate shower attachment over, hinged glazed shower screen, wash hand basin with chrome mixer taps over, heated towel rail, fully tiled walls, inset spots, extractor.

Outside



The westerly facing rear garden is laid mainly to patio for ease of maintenance providing an ideal place for garden furniture with a couple of small raised planters containing plants and shrubs. There is pedestrian access to the rear of the property where there are two allocated parking spaces. The rear garden is enclosed by wooden featheredge fencing. The front of the property is laid mainly to gravel for ease of maintenance with a pathway leading to the front door.

Directions

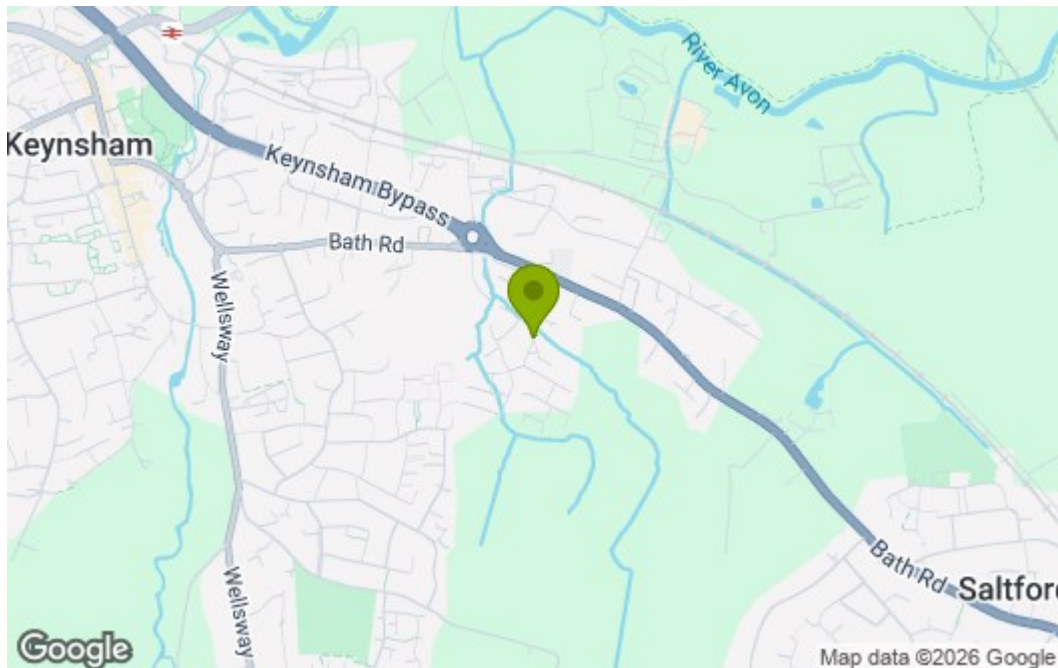
Sat Nav BS31 1GD

Floor Plan



Total area: approx. 119.3 sq. metres (1284.5 sq. feet)
38 Fairfield Way, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

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