

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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1 Highfield Road Keynsham Bristol BS31 1JG



£550,000

Having been subject to extensive remodelling and extension works, this four bedroom detached dormer bungalow is located on a quiet road and offers a versatile accommodation.

* Front and rear gardens * Off street parking * Detached garage * Entrance hall * Three reception rooms * Kitchen/breakfast room * Two ground floor bedrooms * Ground floor bathroom * Landing * Two first floor bedrooms * En suite shower room * Marketed with complete onward chain *



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Situated just off the prestigious 'Wellsway' and with some rooms benefiting from views of the valley of the River Chew, this four bedroom detached dormer bungalow offers a unique accommodation that has been subject to extension versatile works within the current ownership. The property now offers a generous space presented to the highest of standards throughout.

Externally the property enjoys pretty front and rear gardens, with the front garden offering block paved off street parking for several vehicles and detached single garage.

Once inside the majority of the accommodation is on the ground floor and this consists of three interchangeable reception rooms, a high quality kitchen/breakfast room, lean to/utility room, ground floor bathroom and two ground floor bedrooms. To the first floor two further bedrooms are found, one benefiting from an en suite shower room.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY: 5.2m x 3.65m (17' x 12') to maximum points. An 'L-shaped' room with uPVC double glazed window to side aspect, radiator, power points, built in storage cupboards, stairs rising to first floor landing, doors to rooms.

RECEPTION ONE: 5.65m x 3.85m (18' 6" x 12' 7") to maximum points into bay. Double glazed bay window to front aspect, uPVC double glazed window to side aspect. Feature gas flame effect fire with wooden mantle, radiator, power points.

RECEPTION TWO: 6.2m x 4.2m (20' 4" x 13' 9") to maximum points. Double glazed French doors to rear aspect overlooking and providing access to rear garden, double glazed window to side aspect. Radiator, power points.

KITCHEN/BREAKFAST ROOM: 5.25m x 3.75m (17' 2" x 12' 3") to maximum points. Dual aspect double glazed windows to rear and side aspects, double glazed door to rear aspect leading to rear garden. Kitchen comprising range of solid wood wall and base units with rolled top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, space and gas supply for range style oven with extractor fan over, integrated dishwasher, space and power supply for upright fridge/freezer, radiator, power points, tiled splashbacks to all wet areas. Ample space for dining table.

RECEPTION THREE: 3.65m x 2.68m (12' x 8' 9") to maximum points. Double glazed window to side aspect to lean to. Glazed door to side aspect leading to lean to, opening leading to bedroom four. Radiator, power points.

BEDROOM FOUR: 3.35m x 2.5m (11' x 8' 2") to maximum points. Dual aspect double glazed windows to front and side aspects, radiator, power points.

LEAN TO/UTILITY ROOM: 4m x 1.55m (13' 1" x 5' 1") to maximum points. Triple aspect double glazed windows to front, rear and side aspects, double glazed doors to front and rear aspects. Base units with rolled top work surfaces, space and plumbing for washing machine, tumble dryer and low level fridge.

BEDROOM ONE: 4.2m x 3.2m (13' 9" x 10' 5") to maximum points. Dual aspect double glazed windows to front and side aspects, radiator, power points.

BATHROOM: 2.65m x 1.8m (8' 8" x 5' 10") to maximum points. Obscured double glazed window to side aspect. Modern matching two piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower off mains supply over. Radiator, heated towel rail, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING: 1.8m x 1.5m (5' 10" x 4' 11") to maximum points (please note this measurement includes restricted head height in certain aspects). Double glazed velux style window to roofline, doors to rooms.

BEDROOM TWO: 3.55m narrowing to 2.9 x 3m (11' 7" narrowing to 9' 6" x 9' 10"). Double glazed windows to side aspects, radiator, power points, storage to eaves. Doors to en suite shower room.

EN SUITE SHOWER ROOM: Please note this room is subject to restricted head height. Double glazed window to rear aspect. Modern matching three piece suite comprising pedestal wash hand basin, low level WC, walk in shower cubicle with shower off mains supply over. Walk in airing cupboard housing gas combination boiler, tiled splashbacks to all wet areas.

BEDROOM THREE: 4.8m x 3.5m (15' 8" x 11' 5") to maximum points (please note this measurement includes restricted head height in certain aspects). Double glazed window to rear aspect overlooking rear garden, radiator, power points. storage to eaves, walk in wardrobe.

EXTERIOR

FRONT OF PROPERTY: Wall boundaries, two driveways accessed via dropped kerbs, mainly laid to blocked paving providing off street parking for several vehicles. Well-stocked flower beds, path leading to front door.


GARAGE: Detached single garage accessed via up and over door with side pedestrian access.

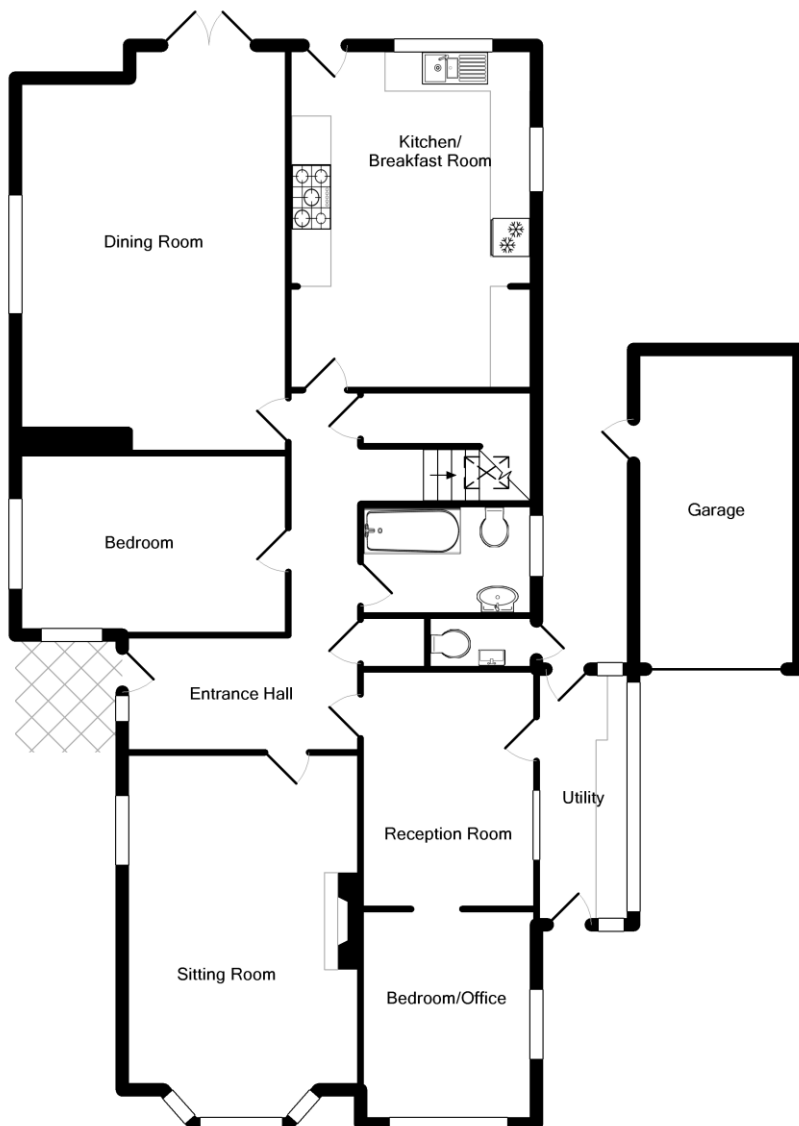
REAR GARDEN: Pretty rear garden, mainly laid to lawn with fence and shrub boundaries, blocked paved patio, feature pond, well-stocked flower beds, timber shed, vegetable plot, outside WC.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 0117 986 3681

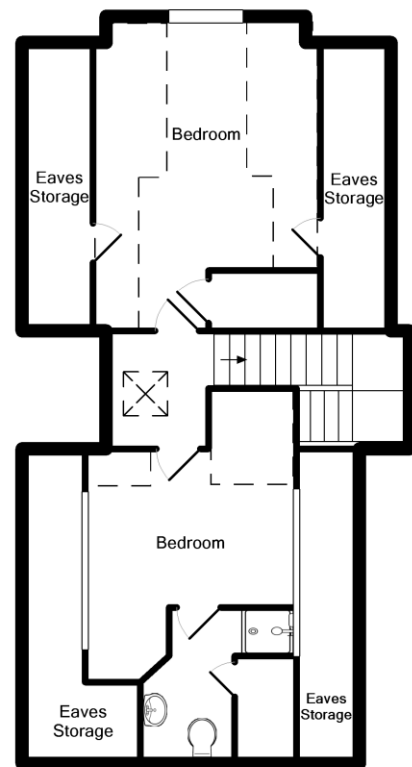
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. Floor
Area 134.1 Sq.M.
(1444 Sq.Ft.)



1st Floor
Approx. Floor
Area 58.9 Sq.M.
(634 Sq.Ft.)

Total Approx. Floor Area 193.1 Sq.M. (2078 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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