



22 Fairfield Way, Bristol, BS31 1GD

£515,000

Nestled in the charming area of Fairfield Way, Keynsham, Bristol, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Situated in the desirable Hygge Park, the property is exceptionally well presented, making it an ideal home for families or professionals alike.

One of the standout features of this residence is the en suite dressing room, which adds a touch of luxury to the master bedroom. The property also boasts a well-appointed garage, providing ample storage space or the perfect spot for your vehicle. The westerly garden is a lovely outdoor space, ideal for enjoying the afternoon sun and hosting gatherings with friends and family.

Location is key, and this home does not disappoint. It is conveniently located near Two River and Wellsday School, making it an excellent choice for families with children. Local shops are just a stone's throw away, ensuring that daily necessities are easily accessible. Additionally, the picturesque River Avon is nearby, offering scenic walks and the opportunity to unwind in nature. For those who enjoy a social outing, a local pub is within easy reach, perfect for a relaxing evening.

Composite front door leading into hallway.

Hallway

Single radiator, doors leading to open plan kitchen dining area and WC.

WC

Closed couple WC, wash hand basin with mixer taps over, heated towel rail, extractor fan.

Kitchen/Dining Room

21'6" x 18'10" (6.56 x 5.75)



uPVC double glazed window to front aspect, fitted shutters, range of wall and base units with work surface over, fitted island with breakfast bar, sink and drainer unit with mixer taps, integrated Samsung induction hob, extractor fan, integrated oven, integrated AEG washing machine, integrated dishwasher, integrated microwave, space for an American fridge freezer, storage cupboard, wall mounted radiator, understairs storage cupboard, spotlights, internal door leading to sitting room.

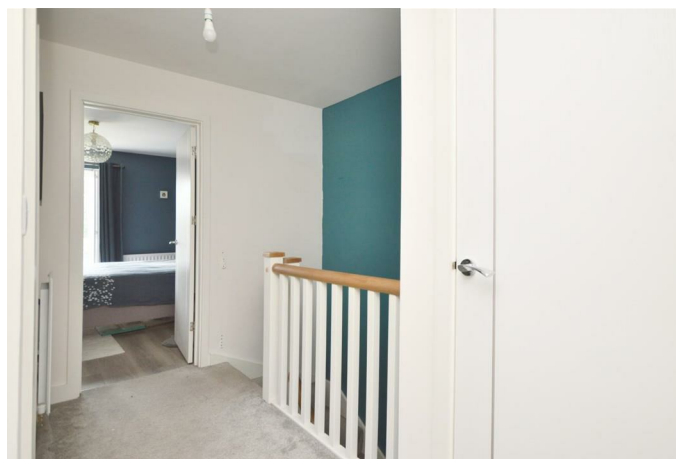
Sitting Room

18'10" x 11'8" (5.75 x 3.56)



uPVC double glazed patio doors to rear aspect, double radiator.

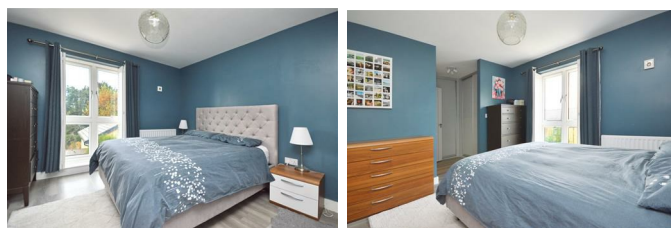
First Floor Landing



Loft hatch, single radiator, storage cupboard housing combination boiler with shelving.

Master Bedroom

11'7" x 11'1" (3.54 x 3.38)



uPVC double glazed floor to ceiling window to rear aspect with fitted shutters, single radiator, dressing area, space for fitted wardrobes, door leading to EN-Suite.

En-Suite

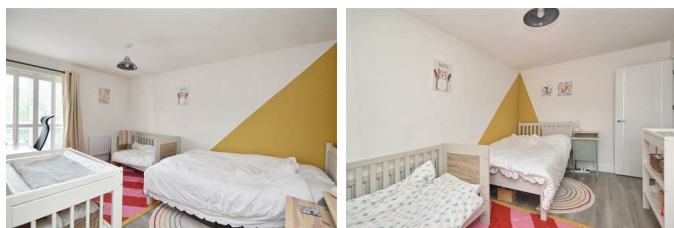
7'4" x 5'1" (2.25 x 1.55)



Shower cubicle with shower attachment over, wash hand basin with mixer taps, close coupled WC, extractor fan, heated towel rail.

Bedroom Two

14'7" x 9'6" (4.47 x 2.91)



uPVC double glazed floor to ceiling window to front aspect, fitted shutters, single radiator.

Bedroom Three

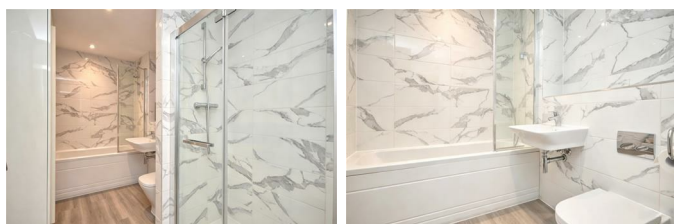
10'9" x 9'3" (3.30 x 2.82)



uPVC double glazed window to front aspect, fitted shutters, single radiator.

Family Bathroom

11'2" x 6'6" (3.42 x 1.99)



Fitted bath with shower attachment over, wash hand basin, close coupled WC, shower cubicle with shower attachment over, heated towel rail, extractor fan, spotlights.

Outside



Front : Mainly laid to lawn, path leading to front door.

Rear : Two patio areas, mainly laid to lawn enclosed by wooden fencing and wall.

Garage

Situated nearby, metal up and over garage door, power and lighting.

Floor Plan

