



GREGORYS
— ESTATE AGENTS —

6 Fairfield Way
Bristol, BS31 1GD

£515,000



Situated within the innovative Hygge Park development on the fringes of Keynsham, this contemporary home champions modern day living at it's very best. Constructed by Messrs Crest Nicholson Homes, this Danish inspired 'Hygge' style of home provides both substance and style in good measure. Offering a three bedroom design with the needs of the modern buyer at the forefront of the design, this semi-detached home provides a high standard of accommodation over two levels. Constructed in 2019, this three bedroom semi-detached home is conveniently positioned within close reach of the entrance to the development, with an added advantage of a private aspect to the rear garden. A chic, contemporary open plan arrangement welcomes you, designed to both challenge and enhance the 'traditional' way of living. An entrance hall provides access to the ground floor cloakroom, further leading to a sociable open plan living room with space aplenty for the kitchen, dining area and lounge. Bi-folding doors invite onto the private rear garden. High quality fittings can be found throughout each floor, to include a German constructed 'Stolz' kitchen which provides the heart of the home. The bathrooms offer contemporary 'Roca' sanitary ware, in keeping with the high specification of this home. The first floor comprises three bedrooms all of which offer double proportions, with the principal bedroom suite residing to the rear, benefitting a dressing area leading through to a beautifully fitted en-suite shower room. A family bathroom suite neighbours a sizeable wardrobe/utility room which presents a superb advantage upon this level. Externally, this home is complimented by a single garage with additional driveway parking, adding further advantages to the likes of any buyer. For those seeking high energy efficiency, this home will not disappoint. For those seeking equidistance between the cities of Bristol and Bath, this home is sure to deliver. Further benefitting easy walking distance of Wellsway second school, this home has been strategically placed to enjoy the many benefits of the immediate location whilst presenting good access to commuting links. With the further advantage of green spaces nearby, and the sought-after village of Salford just a short stroll away, this home could be an excellent fit for many a buyer. Offered to the market with no onward chain.

ACCOMMODATION

ENTRANCE HALL

Composite entrance door with double glazed window to the front aspect, tiled flooring, door to the cloakroom and dining area.

WC

A two piece suite comprising a close coupled WC and a wash hand basin with mixer tap, heated towel radiator, spot lighting, extractor fan, tiled splash backs, door to storage cupboard (power and light supply, housing consumer unit)

OPEN PLAN LIVING ROOM 35' 3" x 14' 4" (10.75m x 4.37m) (Measurements taken to the maximum points) The dining area benefits full height double glazed window to the front aspect, designer radiator, wood effect tiled flooring, opening to the kitchen. The kitchen comprises matching wall and base units with a stunning feature island, work surfaces over with matching side panels, upstands, sink and drainer unit with mixer taps over, a selection of integrated 'Bosch' appliances including a double oven and induction hob with extractor hood over, a fridge, freezer and dishwasher. Opening to the lounge with double glazed, Bi-folding French doors leading to the rear garden, designer radiator, stairs leading to the first floor.

FIRST FLOOR LANDING

A gallery landing with stairs leading from the ground floor, loft hatch, doors to rooms, radiator.

UTILITY ROOM

Space and plumbing for a washing / dryer, a wall mounted gas boiler.

BATHROOM

A modern three piece suite comprising a close coupled wc, wash hand basin with mixer taps, and panelled bath with shower over, tiled walls and flooring, heated towel radiator, spot lighting, extractor fan.

BEDROOM ONE

Full height double glazed window to the rear aspect, radiator, opening to the dressing area with fitted wardrobes housing hanging and shelving space, door to the en-suite.

EN-SUITE

A three piece white suite comprising a close coupled WC, wash hand basin with mixer tap and large walk in shower enclosure with mains shower & glass folding screen, obscure double glazed window to the rear aspect, tiled walls and flooring, heated towel radiator, spot lighting, extractor fan.

BEDROOM TWO

(Measurements taken to the maximum points) Full height double glazed window to the front aspect, radiator.

BEDROOM 3

Full height double glazed window to the front aspect, radiator.

REAR GARDEN

Landscaped rear garden arranged over two tiers. The upper tier comprises patio area with sleeper planters, with shallow steps leading to lower tier comprising area laid with artificial grass, and additional decked seating area. Enclosed with boundary fencing & mature hedgerows, gates side access, outside tap.

FRONT ASPECT

Laid to lawn with pathway leading to the entrance, a paved driveway provides off street parking for two vehicles leading to the garage.

GARAGE

Up and over door providing vehicle access from the driveway, personal door to the garden.





Ground Floor
715 sq.ft. (66.4 sq.m.) approx.



1st Floor
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 1431 sq.ft. (132.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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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