

# 20 Fieldfare Close, Keynsham, Bristol, BS31 2FQ

- Detached Family Home
- Four Further Great Sized Bedrooms
- Beautifully Presented Throughout
- Family Bathroom
- Three Reception Rooms
- Double Garage and Parking
- Modern Kitchen Breakfast Room
- Landscaped Garden with Patio Areas
- Principal Suite with Dressing
- Near Keynsham Town

Room and Ensuite



## SPACIOUS AND OH-SO-STYLISH FAMILY HOME!

Beautifully presented throughout, this property is light and bright, offering spacious, flexible living for the entire family over three floors. A sunny landscaped garden and a double garage are all within reaching distance of Keynsham Town! Now, this is beautiful living!

The warm and welcoming reception hall, from which all rooms flow, creates an excellent first impression. This stylish home features a cosy sitting room leading to a further reception room with French doors to the garden. The immaculate kitchen/breakfast room has integral appliances and ample space for dining, socializing with friends, and has direct access to the terrace - ideal for summer parties, barbecues, or a relaxing sundowner. There is a useful utility/boot room with side access – great for muddy wellies after country walks. A spacious home office and an essential downstairs loo complete the ground floor. Upstairs, the luxury principal bedroom has a dressing area and a large ensuite. There are four further generously sized double bedrooms with plenty of storage. There are two luxury family bathrooms that offer a spa-like feel. Outside, the garden is landscaped with mature borders, a lawn area, and a hot tub! There is a large patio with a veranda, perfect for alfresco dining in all weathers. There is parking and a double garage in this highly sought-after location - so call us to arrange a viewing!











The town is perfectly placed for commuting to both Bristol and Bath and there is a regular bus service to Bristol and Bath. The town is served by Keynsham railway station which provides easy access to Bristol, Bath and London and the national rail network. Access to both the M4 and M5 is a short distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.























#### ROOM MEASUREMENTS

**Ground Floor** 

HALLWAY 9'4" x 13'3"

SITTING ROOM 12'2" x 16'5"

STUDY 9'3" x 9"3"

RECEPTION ROOM 10'1" x 10'5"

KITCHEN/DINING ROOM 20'0" x 14'0"

UTILITY ROOM 6'0" x 5'2"

LOO 3.0" x 5'1"

COVERED TERRACE 32'7" x 7'8"

First Floor

LANDING 8'6" x 16'4"

BEDROOM 12'2" x 16'4"

DRESSING ROOM 4'4" x 10'5"

ENSUITE 6'5" x 10'5"

BEDROOM 11'4" x 9'4"

BEDROOM 10'4" x 13'5"

BATHROOM 6'3" x 10'5"

### Second Floor

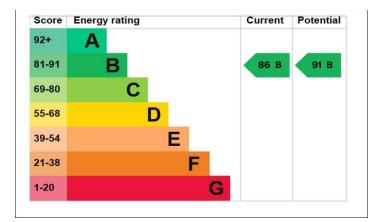
JOANNA TILEY

LANDING 6'7" x 12'0"

BEDROOM 12'2" x 21'5"

BEDROOM 13'4" x 21'5"

BATHROOM 8'4" x 9'6"





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FIRST FLOOR 869 sq.ft. (80.7 sq.m.) approx.



SECOND FLOOR 633 sq.ft. (58.8 sq.m.) approx.



#### TOTAL FLOOR AREA: 2371 sq.ft. (220.3 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the fisospian contained here, measurements of doors windows, comes and any other items are approximate and no responsibility is taken for any error, onission 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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