

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 92        |
| (81-91) <b>B</b>                            | 82                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Homer Walk, Keynsham, Bristol, BS31

Approximate Area = 1194 sq ft / 110.9 sq m  
Garage = 68 sq ft / 6.3 sq m  
Total = 1262 sq ft / 117.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1373799



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DAVIES & WAY

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6 Homer Walk, Keynsham, Bristol, BS31 2GR



Guide Price £500,000

An immaculately presented four bedroom detached home that's located on the edge of a popular development.

- Detached ▪ Lounge ▪ Kitchen/dining room ▪ Snug/office ▪ Utility room ▪ Four bedrooms ▪ En suite to principal bedroom ▪ Family bathroom ▪ Off street parking ▪ Garden



6 Homer Walk, Keynsham, Bristol, BS31 2GR

Enjoying a tucked-away position overlooking adjoining green space, this handsome four bedroom detached home offers modern, recently improved accommodation ideally suited to growing families.

Internally, the ground floor features a welcoming lounge with a feature chimney breast/Media Wall with an inset fire, leading through to a fully fitted kitchen/dining room with direct access to the sunny rear garden. The ground floor further benefits from a versatile snug or home office forming part of a recent garage conversion, alongside a useful utility room and separate WC. To the first floor, there are four generous bedrooms, each enjoying pleasant views over either the garden or neighbouring green space. The master bedroom boasts extensive built-in storage and a stylish en suite shower room, while the remaining rooms are served by a contemporary three-piece family bathroom.

Externally, both the front and rear gardens have been landscaped with ease of maintenance in mind. The front garden is mainly laid to lawn and complemented by a driveway providing parking for two vehicles. The rear garden enjoys a sunny south-westerly aspect and is predominantly laid to lawn, complemented by a generous patio and well-stocked flower beds - an ideal space for family living and entertaining.

INTERIOR

GROUND FLOOR

**ENTRANCE HALLWAY 1.6m x 1.5m (5'2" x 4'11" )**  
Radiator, stairs rising to first floor landing, door leading to lounge.

**LOUNGE 4.9m x 3.4m (16'0" x 11'1" )**  
Double glazed window to front aspect overlooking front garden and adjoining green space, feature chimney breast, media wall with electric fireplace and with space and power supply for television and sound bar, bespoke built shelving to chimney recess with inset lighting, radiator, power points, glazed French doors leading to kitchen/dining room.

**KITCHEN/DINING ROOM 5.6m x 3.2m (18'4" x 10'5" )**  
Double glazed window to rear aspect overlooking rear garden, understairs pantry storage cupboard, double glazed French doors with inset blinds to rear aspect overlooking and providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob and extractor fan over, integrated fridge, freezer and dishwasher. Power points, splashbacks to all wet areas, inset breakfast bar. Dining area offering ample space for family sized dining table and benefitting from a radiator and power points. Door leading to office/snug, door leading to utility room.

**SNUG/OFFICE 2.8m x 2.5m (9'2" x 8'2" )**  
Benefitting from a radiator, power points and door providing integral access to garage store.

**UTILITY ROOM 2.2m x 1.6m (7'2" x 5'2" )**  
Double glazed door to side aspect, range of matching wall and base units with roll top work surfaces, integrated washer/dryer and wall mounted gas combination boiler, radiator, power points, splashbacks to all wet areas, door leading to WC.

**WC 1.6m x 0.9m (5'2" x 2'11" )**  
Obscured double glazed window to rear aspect, modern matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

**LANDING 2.1m x 1.9m (6'10" x 6'2" )**  
Access to loft via hatch, built in storage cupboard, power points, doors leading to rooms.

**BEDROOM ONE 4.1m narrowing to 3.2m x 3.4m (13'5" narrowing to 10'5" x 11'1" )**  
Double glazed window to front aspect enjoying views of neighbouring green space, built in triple wardrobe and storage cupboard over stairwell, radiator, power points. Door leading en suite shower room.

**EN SUITE SHOWER ROOM 2.1m x 1.9m (6'10" x 6'2" )**  
To maximum points. Modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

**BEDROOM TWO 3.8m x 2.9m (12'5" x 9'6" )**  
Double glazed window to front aspect enjoying green views, radiator, power points.

**BEDROOM THREE 3m x 2.8m (9'10" x 9'2" )**  
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

**BEDROOM FOUR 3m x 2.2m (9'10" x 7'2" )**  
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

**BATHROOM 2.1m x 1.9m (6'10" x 6'2" )**  
Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

**FRONT OF PROPERTY**  
Accessed via a private drive, that this property has an equal maintenance responsibility of. Leading to a low maintenance front garden mainly laid to lawn with a tarmac driveway for two vehicles, up and over door providing access to partially converted garage store, path leading to front door.

**GARAGE STORE 2.6m x 2.4m (8'6" x 7'10" )**  
Benefitting from lighting, door providing integral access to snug/office.

**REAR GARDEN**  
Landscaped rear garden to a sunny south westerly aspect, mainly laid to lawn with fenced boundaries and well stocked flower beds, generous patio ideal for entertaining and stone chipping seating area.

**TENURE**  
This property is freehold. There is an approximate estate charge of £205.00 payable per annum.

**COUNCIL TAX**  
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

**ADDITIONAL INFORMATION**  
Local Authority : Bath and North East Somerset  
Mobile coverage likely available externally via EE, Vodafone, 3 and O2 and internally via EE & Vodafone (source - ofcom)  
The property has benefit of mains gas, water, sewage, electricity and broadband that is exclusively supplied by "Fibre nest"

