

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

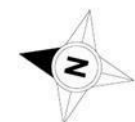
## Maesbury Road, Keynsham, Bristol, BS31

Approximate Area = 1597 sq ft / 148.3 sq m

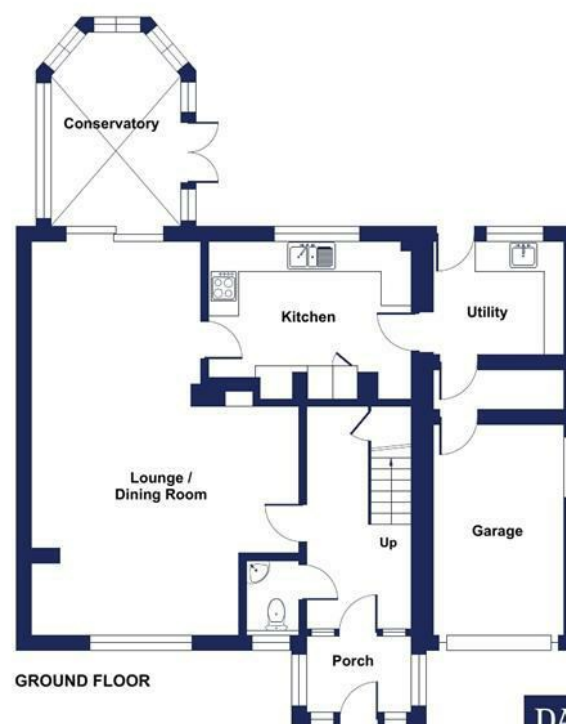
Garage = 118 sq ft / 10.9 sq m

Total = 1715 sq ft / 159.2 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: 1380462.



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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP

Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

15 Maesbury Road, Keynsham, Bristol, BS31 1JR



Offers In The Region Of £685,000

A generous four bedroom detached home that offers modern, high quality accommodation throughout.

- Detached ▪ Lounge ▪ Dining room ▪ Kitchen ▪ Conservatory ▪ Utility room ▪ Four bedrooms ▪ En suite shower room ▪ Bathroom ▪ Gardens



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# 15 Maesbury Road, Keynsham, Bristol, BS31 1JR

A fine example of a 1960s four bedroom home, this property is set on a popular road on the Wellsway side of town and has recently undergone an impressive programme of modernisation that compliments the bright and spacious accommodation.

The home is entered via a porch leading to a welcoming entrance hallway, from which the WC and a generous lounge with feature picture window are accessed. The lounge flows into the dining room, which in turn opens to a delightful conservatory and a fully fitted kitchen. The ground floor further offers a useful utility room and an internal lobby with integral access to the single garage. To the first floor, there are four well-proportioned bedrooms, three enjoying far-reaching views over neighbouring farmland and the fourth overlooking the rear garden. The second bedroom benefits from a luxurious en suite shower room, ideal for visiting relatives, while the remaining bedrooms are served by an equally high-quality family bathroom; both bathrooms enjoy underfloor heating.

Externally, the gardens have been landscaped for ease of maintenance. The front offers a large block-paved driveway with dropped kerb access and an EV charging point, while the rear features two patio areas perfect for entertaining, a generous lawn, well-stocked flower beds, two useful sheds and a feature pond set beneath a pergola.

Further benefits include owned outright solar panels, making this an efficient and cost-effective home for families looking to upsize within the Wellsway school catchment area.

## INTERIOR

### GROUND FLOOR

#### PORCH 2m x 1.6m (6'6" x 5'2" )

Triple aspect double glazed windows to front and side aspects, obscured double glazed window and double glazed door leading to hallway.

#### HALLWAY 4.4m x 2.1m (14'5" x 6'10" )

Radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE 5.4m x 4.9m (17'8" x 16'0" )

to maximum points. Double glazed window to front aspect, feature fireplace with inset electric fire, radiator, power points, opening leading to dining room.

#### DINING ROOM 3.4m x 3.2m (11'1" x 10'5" )

Double glazed patio doors leading to conservatory, door leading to kitchen, radiator, power points.

#### CONSERVATORY 3.9m x 3m (12'9" x 9'10" )

Triple aspect double glazed windows to rear and side aspects, tiled floor with underfloor heating, double glazed French doors to side aspect leading to rear garden, radiator, power points.

#### KITCHEN 4.1m x 2.6m (13'5" x 8'6" )

Double glazed window to rear aspect overlooking rear garden, kitchen comprising range of matching wall and base units with solid wood work surfaces, bowl and a quarter sink with mixer tap over, range of integrated appliances including integrated electric oven, four ring electric hob, fridge/freezer and dishwasher. Power points, tiled splashbacks to all wet areas, tiled floor with underfloor heating, glazed door leading to utility room.

#### UTILITY ROOM 2.6m x 2.2m (8'6" x 7'2" )

Double glazed window to rear aspect overlooking rear garden, obscured double glazed door to rear aspect providing access to rear garden, range of matching wall and base units with solid wood work surfaces, oversized Belfast sink with mixer tap over, space and plumbing for washing machine. Radiator, power points, tiled splashbacks to all wet areas, tiled floor with underfloor heating, door leading to internal lobby.

#### INTERNAL LOBBY 2.6m x 1m (8'6" x 3'3" )

Benefitting from power points, ample storage and door providing integral access to garage.

#### WC 1.6m x 0.9m (5'2" x 2'11" )

Obscured double glazed window to front aspect, matching two piece suite comprising wash hand basin with mixer tap over and low level WC. Heated towel rail, half tiled.

### FIRST FLOOR

#### LANDING 3.8m x 0.8m (12'5" x 2'7" )

Access to loft via hatch, built in storage cupboard housing gas combination boiler, doors leading to rooms.

#### BEDROOM ONE 3.7m x 3.4m (12'1" x 11'1" )

Double glazed window to front aspect enjoying far reaching views of neighbouring farmland, radiator, power points.

#### BEDROOM TWO 4.3m x 2.6m (14'1" x 8'6" )

Double glazed window to front aspect enjoying green views, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.6m x 1.7m (8'6" x 5'6" )

Obscured double glazed window to rear aspect, luxury three piece suite comprising oversized wash hand basin with mixer tap over, low level WC and walk in shower cubicle with dual head shower off mains supply over, heated towel rail, underfloor heating, fully tiled to all wet areas.

#### BEDROOM THREE 3.8m x 2.7m (12'5" x 8'10" )

Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

#### BEDROOM FOUR 2.7m x 2.4m (8'10" x 7'10" )

Double glazed window to front aspect enjoying green views, built in double wardrobe and storage cupboards, radiator, power points.

#### BATHROOM 3m x 1.7m (9'10" x 5'6" )

Obscured double glazed window to rear aspect, luxury three piece suite comprising oversized wash hand basin, thermostatic shower mixer tap over, tiled bath with mixer tap and electric shower over, low level WC, heated towel rail, underfloor heating, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving that's accessed via a dropped kerb and provides ample parking, walled boundaries, well stocked flower beds, gated path leading to rear garden, EV point, path leading to front door.

#### REAR GARDEN

Landscaped rear garden mainly laid to lawn with fenced boundaries, two separate patios, well stocked flower beds, timber shed, feature pond with pergola over.

#### GARAGE 4.2m x 2.6m (13'9" x 8'6" )

Accessed via electrically operated roller shutter door, obscured double glazed window to side aspect, benefitting from power and lighting.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. 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

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

