

10B CHERWELL ROAD  
KEYNSHAM  
BRISTOL  
BS31 1QT  
£410,000



GREGORYS  
ESTATE AGENTS



**A TRULY STUNNING, DETACHED RESIDENCE, POSITIONED WITHIN THIS POPULAR CUL-DE-SAC POSITION WITHIN KEYNSHAM'S WELLSWAY AREA.**

**Its close proximity to Wellsway school campus, which includes, Chandag Primary School as well as Wellsway Secondary School, will prove very popular for those families looking to benefit from the highly regarded schooling system in the area.**

**Constructed circa 2017, this modern property provides superb energy efficiency, particularly by way of the solar panels, vastly reducing the energy bills each month. Although built to a high specification, the current owners have improved the accommodation further, none more so than in the fabulous kitchen, which now boasts beautiful real wood work surfaces.**

**Internally the property boasts a welcoming entrance hallway which leads to a ground floor cloakroom, a cosy, bay fronted lounge with wood burning stove and a full width kitchen / diner / family room. The kitchen comprises a large amount of built in wall and base units and expansive wooden work surfaces. A large dining table sits proudly in the centre of the room, whilst there is still space for a sofa area. 'French' doors provide access directly from this area, making it the perfect area to entertain. To the first floor can be found three bedrooms, all of generous proportions and with two of the three benefiting fitted wardrobes. An en-suite shower room can be found to the principle bedroom, whilst the main family bathroom comprises a three piece white suite.**

**Externally the property boasts a block paved driveway, providing off street parking for a couple of vehicles and an enclosed and private rear garden, offering an easy maintenance area to entertain and enjoy, whilst extensive open, green areas are only a short stroll away. A wonderfully unique one off build and one worthy of an internal viewing.**

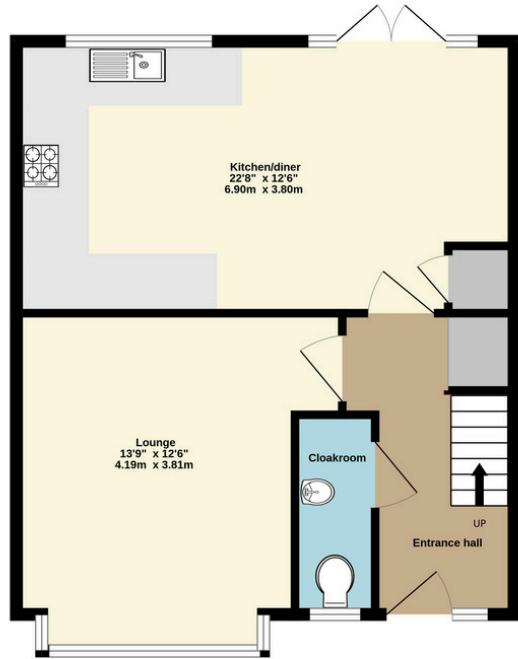




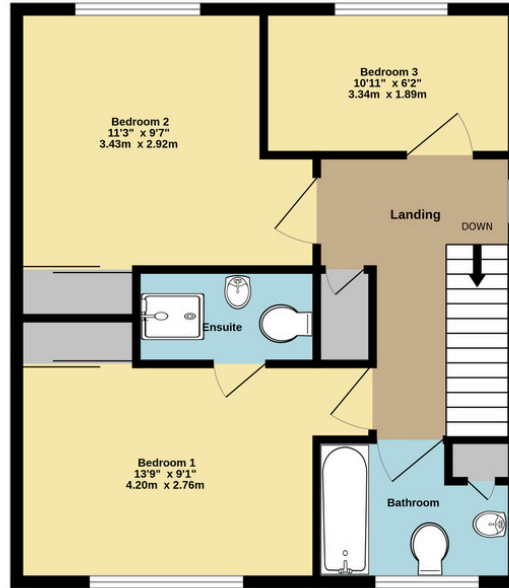




Ground Floor  
616 sq.ft. (57.2 sq.m.) approx.



1st Floor  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

Whilst 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.  
Made with Metropix ©2024

### Energy performance certificate (EPC)

10b Cherwell Road Keynsham BRISTOL BS31 1QT	Energy rating	Valid until:	6 December 2025
	<b>B</b>	Certificate number:	9341-3813-7126-9105-3231

Property type: Detached house  
Total floor area: 100 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

#### Energy rating and score

This property's energy rating is B. It has the potential to be B.

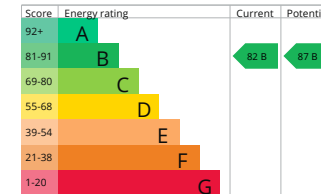
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

