

12 DERWENT GROVE
KEYNSHAM
BRISTOL
BS31 1NT
£750,000



GREGORYS
ESTATE AGENTS

SITTING ON A GENEROUS PLOT WITHIN A QUIET CUL-DE-SAC ON THE WELLSWAY SIDE OF TOWN, CAN BE FOUND THIS SIZEABLE DETACHED BUNGALOW, OFFERED TO THE MARKET WITH VENDOR SUITED.

Originally constructed in 1955, this property is offered to the market for only the second time since being built. Having undergone an extensive refurbishment by the current owners, the property now benefits from an extended arrangement, boasting a large single storey extension to the rear, and a spacious loft conversion. Not only this, but the layout lends itself to a versatile arrangement, enabling flexible living and allowing the home to change with the needs of a new owner.

The property benefits from impressive kerb appeal, welcoming with a sizeable driveway & manicured front garden, leading to an attractive front façade. Internally, the property greets with an entrance porch & a large entrance hallway, giving access to the entirety of the ground floor accommodation and with glass balustrade stairs leading to the loft rooms. The ground floor comprises three large double bedrooms, with the primary bedroom benefiting from ample fitted wardrobes, and an en-suite shower room complete with a large walk in rainfall shower enclosure. To the rear of the ground floor, the spacious living accommodation can be found, in the form of a large lounge diner, and a well appointed kitchen/breakfast room, ideal for hosting family gatherings or entertaining. The lounge enjoys light from dual aspect windows, including a feature bay window to the side aspect & French doors opening to the alluring rear garden. The fitted kitchen benefits from ample storage & worktop space, boasting an array of units, larders & pull outs, whilst a selection of premium Bosch appliances are sure to appeal to the home chefs! Completing the ground floor arrangement is a three piece family bathroom.

Upstairs, the property offers two spacious versatile rooms, currently used as a snug & home office, but lending themselves to several uses. Not only this, an additional cloakroom WC can be found upstairs, completing the vast arrangement.

Externally, the bungalow continues to impress with the space on offer, firstly benefiting from a generously sized rear garden, enjoying a completely private rear aspect and sunny facing direction. The garden is presented with a large area laid to lawn, with feature borders and a raised decked area, perfect for hosting summer BBQ's or a quiet evening tipple. The plot wraps around to the side where a detached single garage sits, benefiting from power & lighting, offering additional practical storage or workshop. To the front aspect, the driveway can accommodate several vehicles comfortably, whilst also welcoming with a well presented front garden.

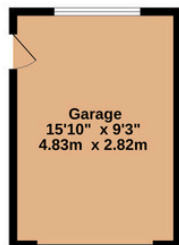
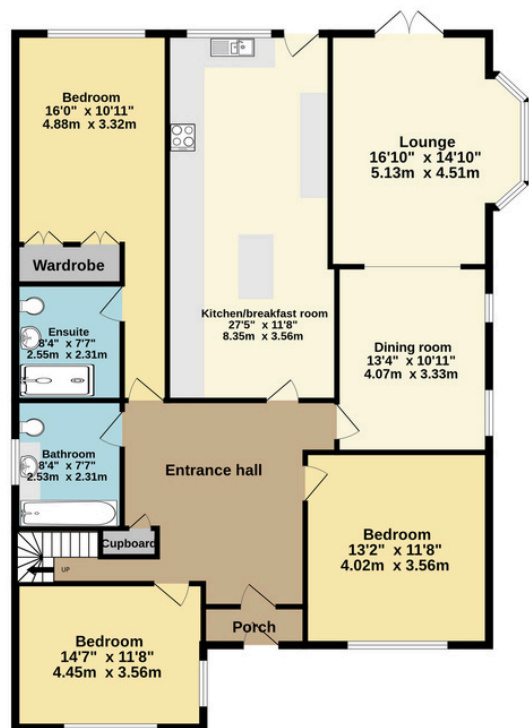
The property is situated in a desirable cul-de-sac within walking distance of Keynsham High St, Railway Station & Memorial Park, whilst the sought-after Wellsway Secondary School is only a stones throw away. A rare addition to the market that offers more than meets the eye on first glance, an internal viewing comes highly recommended.



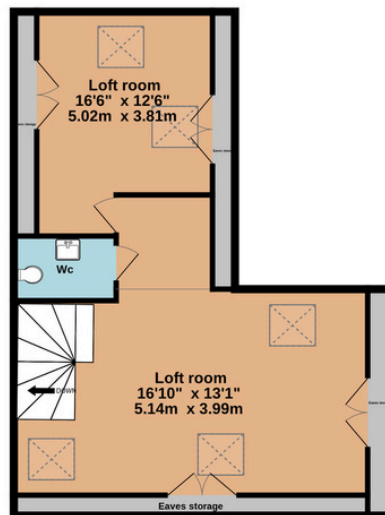




Ground Floor
1795 sq.ft. (166.8 sq.m.) approx.



1st Floor
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 2555 sq.ft. (237.4 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.
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Energy performance certificate (EPC)

12 Derwent Grove Keynsham BRISTOL BS31 1NT	Energy rating	Valid until:	6 June 2034
	D	Certificate number:	4800-5763-0722-7306-3643

Property type: Detached house
Total floor area: 202 square metres

Rules on letting this property

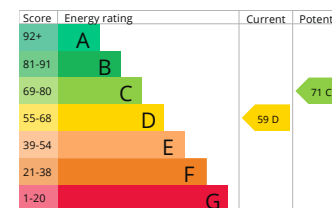
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

[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



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