

15 DAISY CLOSE
KEYNSHAM
BRISTOL
BS31 1FQ
£575,000



GREGORYS

ESTATE AGENTS

Offered to the market with no onward chain and positioned to the outskirts of this popular development, sat on the fringes of stunning open countryside can be found this superior, detached residence. Constructed in 2017 by Messrs 'Taylor Wimpey' this particular style of property offers generous room proportions over two floors.

The beautiful, quiet setting is enhanced further, with pedestrian only access to the front aspect providing a family friendly frontage. Vehicle access to the garage and driveway can be found to the rear of the property, where an enclosed rear garden can be found. The garden itself is laid to lawn and patio, enclosed by boundary fencing and with pedestrian access to the driveway.

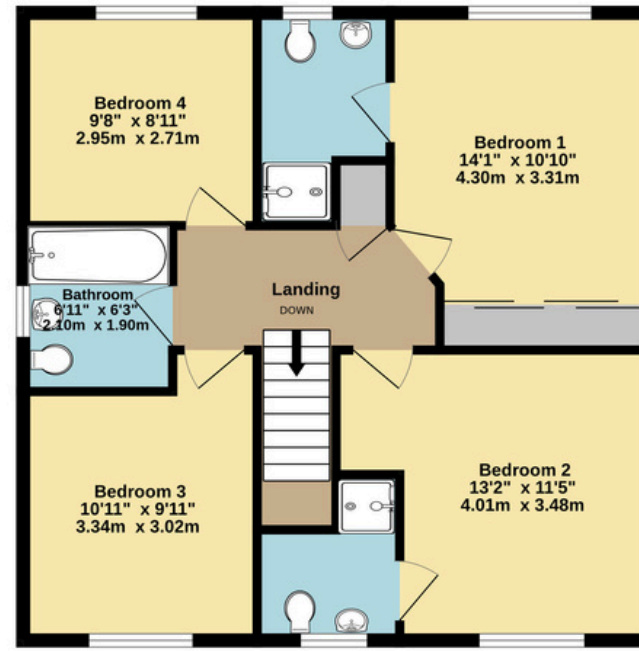
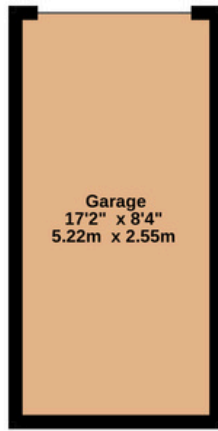
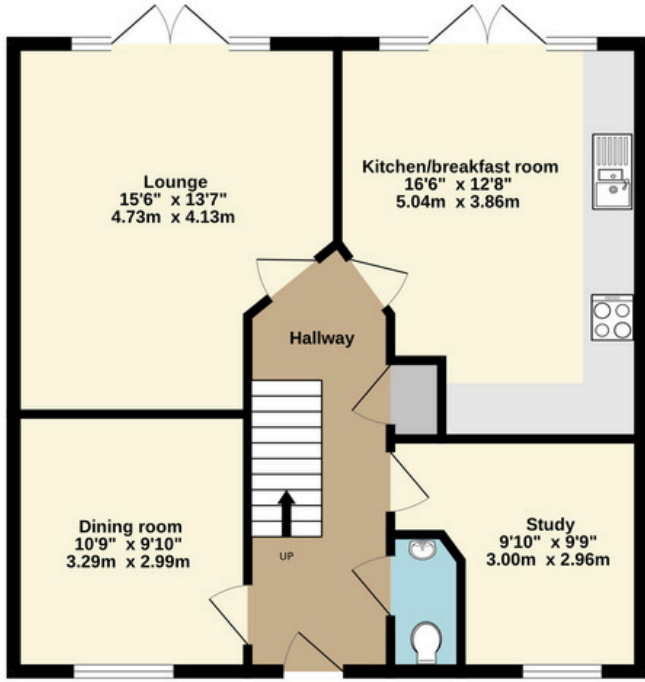
Internally the property is presented to an excellent decorative standard and provides a beautiful balanced home, with impressive living space to the ground floor, complimenting the four double bedrooms to the first floor. Entrance to the property is via a large, central hallway, providing access to all rooms. To the front of the property, a formal dining room and handy study/home office can be found. The lounge and kitchen/breakfast room can be found to the rear of the property, both benefitting 'French' doors and floor to ceiling, side panel windows leading to the lawned, rear garden. The fitted kitchen comprises numerous fitted units and a selection of integrated appliances. A breakfast table would sit comfortably in the kitchen, allowing for a secondary dining area, in addition to the separate dining room. A handy cloakroom completes the ground floor accommodation.

To the first floor can be found four bedrooms, all of which are double in nature, with the two largest rooms benefitting en-suite shower rooms. Fitted wardrobes have been added to enhance the principle and guest bedrooms. A family bathroom can be found from the landing and comprises a modern, three piece white suite.

A stunning property, located in a quiet setting enjoying wonderful views over surrounding countryside. An internal viewing is highly recommended.







TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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)		
15, Daisy Close Keysham Bristol, BS31 1PQ	Energy rating B	Valid until: 18 May 2027 Certificate number: 0454-3811-7254-9893-6735

Property type	Detached house
Total floor area	129 square metres

Rules on letting this property

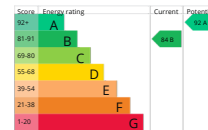
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

[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

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