



183 PARK ROAD
KEYNSHAM
BRISTOL
BS31 1AS
£595,000



GREGORYS
ESTATE AGENTS

A truly exceptional and distinctly unique family home offered for sale in Keynsham. Presented to an exemplary standard and boasting extended living accommodation to the ground floor, this wonderful property is perfectly suited for any family looking for something a little special.

Set within a generous plot and benefiting a set back position from the road, the property offers a private secluded feeling to the front aspect with an expansive, block paved driveway providing off street parking for multiple vehicles. Pedestrian access leads to an impressive 85ft rear garden. An attractive, landscaped garden offering numerous seating areas set within mature shrubs and trees.

Internally, this bay fronted home offers a fabulous array of accommodation, flexible in its usage, none more so than with the additional ground floor bedroom, making it attractive for those buyers with the need for ground floor bedroom facilities. Access to the property is by means of a warm and welcoming hallway, where access can be found to the ground floor shower room, the practical and incredibly handy utility room and the fourth bedroom. The utility room is positioned with direct pedestrian access to the side aspect and together with the shower room, adds two must have's for any family home.

The living space exudes character and charm and is laid out by way of three distinct reception rooms. A contemporary open plan feel only adds to the feeling of space, yet the clever introduction of glazed, bi-folding doors to the lounge, allows for a natural divide a separation if desired. The bay fronted lounge is a cosy seating area, positioned overlooking the front garden and offers a wonderful feature fire surround and wood burning stove. The formal dining room leads to the kitchen and is a real 'hub' of the house. The kitchen comprises a large number of fitted wall and base units and plenty of 'Oak' work surfaces including a breakfast bar with seating under.

A fitting way to complete the ground floor is in the single story rear extension. A room created and designed not only to allow for additional living space, but one that takes pride of place overlooking the lovely rear garden. Two sets of bi-folding doors only add to the wow factor of this stunning part of the house.

To the first floor can be found three bedrooms and the main family bathroom. The bathroom has been re-fitted into a modern shower room, comprising a three piece white suite, including a large walk in shower enclosure. Additional landing space has been created where the current owner planned for a staircase to be installed to what would have been a loft conversion, thus providing the perfect opportunity for a new owner to enhance this wonderful home even further.

This is a truly special property, offering superb kerb appeal and a home that continues to impress once inside. An early, internal viewing is highly recommended to appreciate all that is on offer.

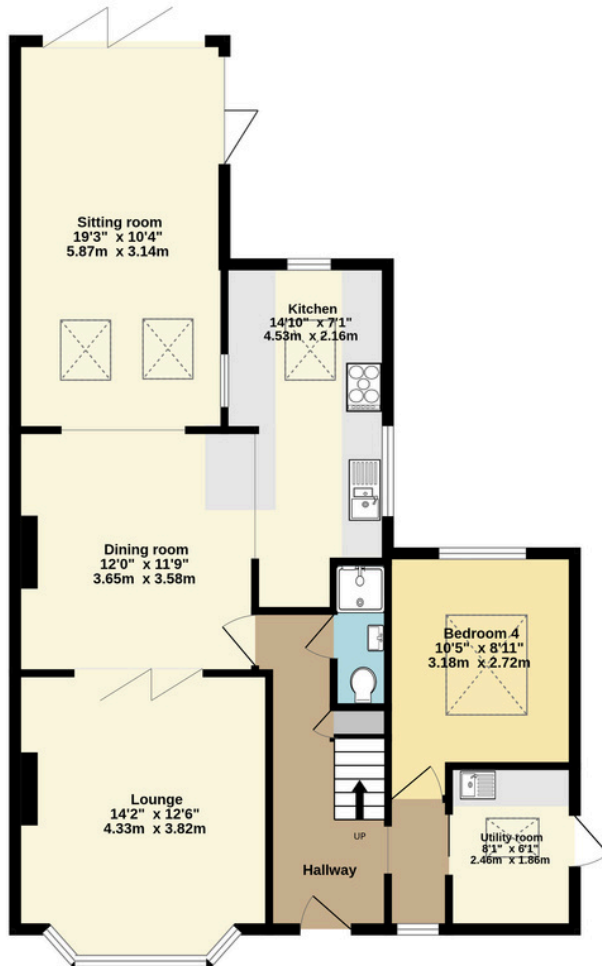






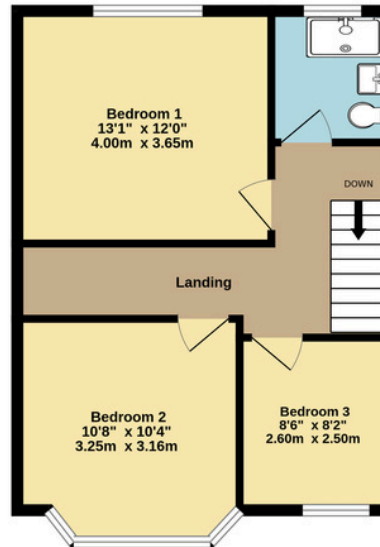
Ground Floor
894 sq.ft. (83.1 sq.m.) approx.

1st Floor
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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)

183 Park Road Keynsham BRISTOL BS31 1AS	Energy rating C	Valid until:	23 January 2035
		Certificate number:	1335-2029-6400-0334-6226

Property type	Semi-detached house
Total floor area	128 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 C. It has the potential to be B.

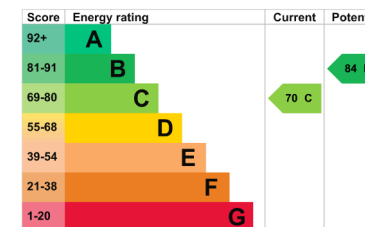
[See how to improve this property's energy efficiency.](#)

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



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