

12 BLACKBERRY WAY
KEYNSHAM
BRISTOL
BS31 1FH
£555,000



GREGORYS
ESTATE AGENTS

**A STUNNING, RE-DESIGNED PROPERTY,
PRESENTED TO AN IMMACULATE ORDER AND
POSITIONED WITHIN THIS POPULAR
DEVELOPMENT IN KEYNSHAM.**

Set on the fringes of Keynsham, with beautiful open countryside at the end of the road, this modern development is perfect for anyone looking to benefit from the array of facilities Keynsham offers, yet desiring a peaceful setting away from the hustle and bustle.

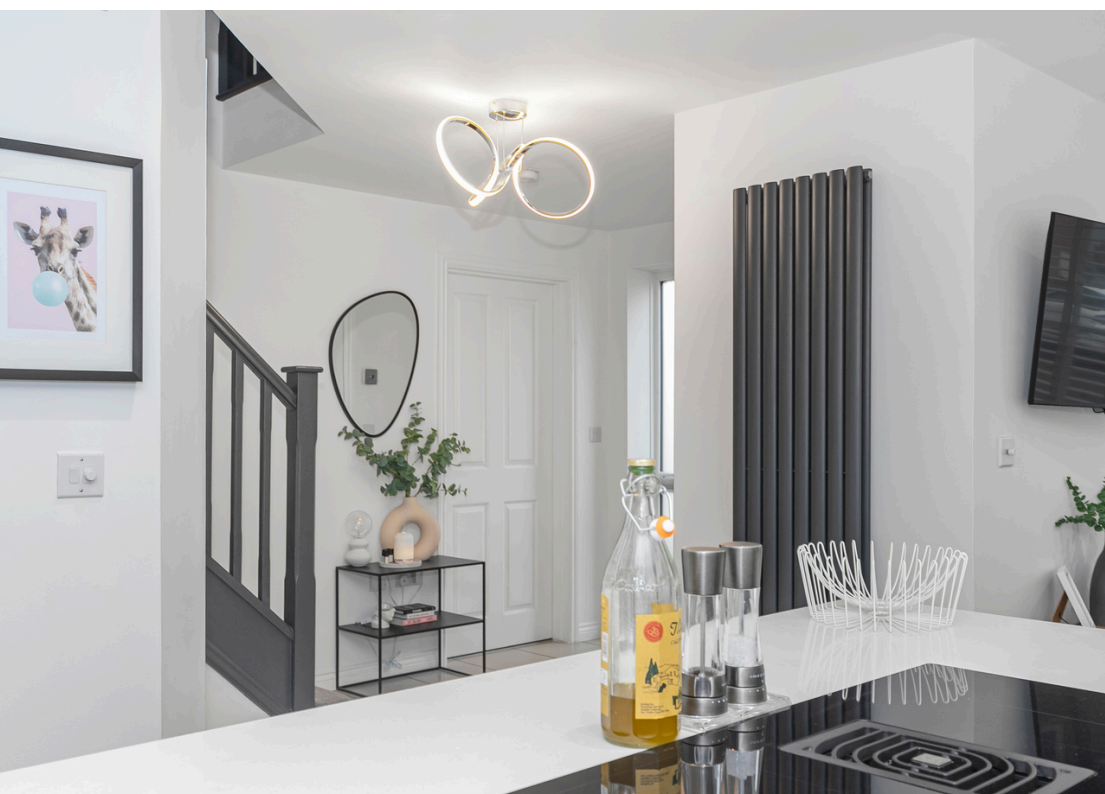
Externally this modern home benefits a landscaped rear garden. Private in nature and benefiting a sunny, southerly aspect. Designed as an easy maintenance area, the garden comprises artificial lawn, composite decking, with inset lighting and a hot tub with wooden pergola over. Side pedestrian access leads to a driveway and single garage (with electric roller door).

Internally however is the real wow factor. From the moment you walk through the new composite entrance door, you are greeted to a warm and welcoming hallway. However, what was once a small separate entrance is now a vast, light and airy space which opens to the superb kitchen / dining room. The kitchen itself has been recently replaced and now features high quality fitted units and extensive work surfaces, due to the inclusion of a wonderful, fitted island. No expense was spared when installing the kitchen, with a number of extras added, including integrated appliances an instant hot water tap and induction hob with built in extractor. Furthermore, natural light floods this room due to the dual aspect, double glazed windows. The lounge is positioned overlooking the rear garden and again impresses with generous proportions and an abundance of natural light. From a practical perspective, the property offers a re-fitted utility room, with access to the driveway and garage and a ground floor cloakroom.

To the first floor can be found four double bedrooms, three of which benefit built in wardrobes. The fourth bedroom is currently utilised as a home office, which with its dual aspect windows, makes for the perfect work from home environment. The principle bedroom benefits an en-suite shower room, whilst the main family bathroom can be found from the gallery style landing, and like the en-suite comprises a modern three piece white suite.

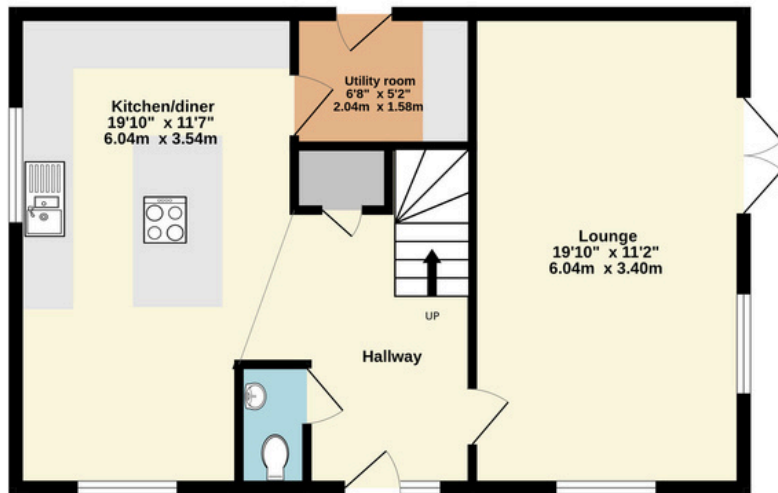
Furthermore the property has been enhanced with the installation of 'owned' solar panels. Thus providing a financial benefit in reduced electricity bills. A very special property, one that we have no doubt will impress by means of an internal viewing. Highly recommended.







Ground Floor
747 sq.ft. (69.4 sq.m.) approx.

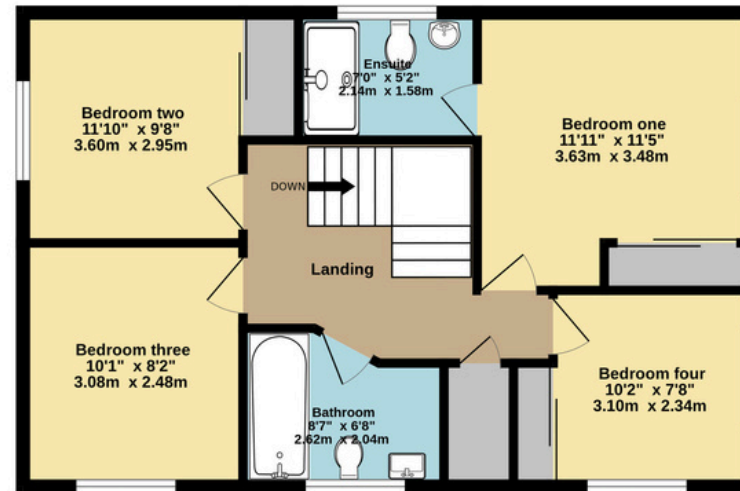


TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.

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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1st Floor
593 sq.ft. (55.1 sq.m.) approx.



Energy performance certificate (EPC)

12 Blackberry Way Kingspan BRISTOL BS31 1PH	Energy rating B	Valid until: 15 January 2035 Certificate number: 1535-6729-7400-0756-5296
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Property type: Detached house
Total floor area: 113 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



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