

39 ALEXANDER ROAD
KEYNSHAM
BRISTOL
BS31 2TB
£575,000



GREGORYS
ESTATE AGENTS

FOUND ON A LARGER THAN TYPICAL PLOT, AND POSITIONED WITHIN A QUIET MODERN CUL-DE-SAC, CAN BE FOUND THIS ATTRACTIVE FOUR BEDROOM DETACHED HOME CONSTRUCTED BY MESSRS BLOOR HOMES CIRCA 2021.

The first of its kind to be offered to the market for resale, The Hemsley offers spacious accommodation over a contemporary three floor arrangement, combining modern living with well-considered practicalities. Not only this, but the premium finish throughout is noticeable, excellently presented and allowing any new owner to move in with ease.

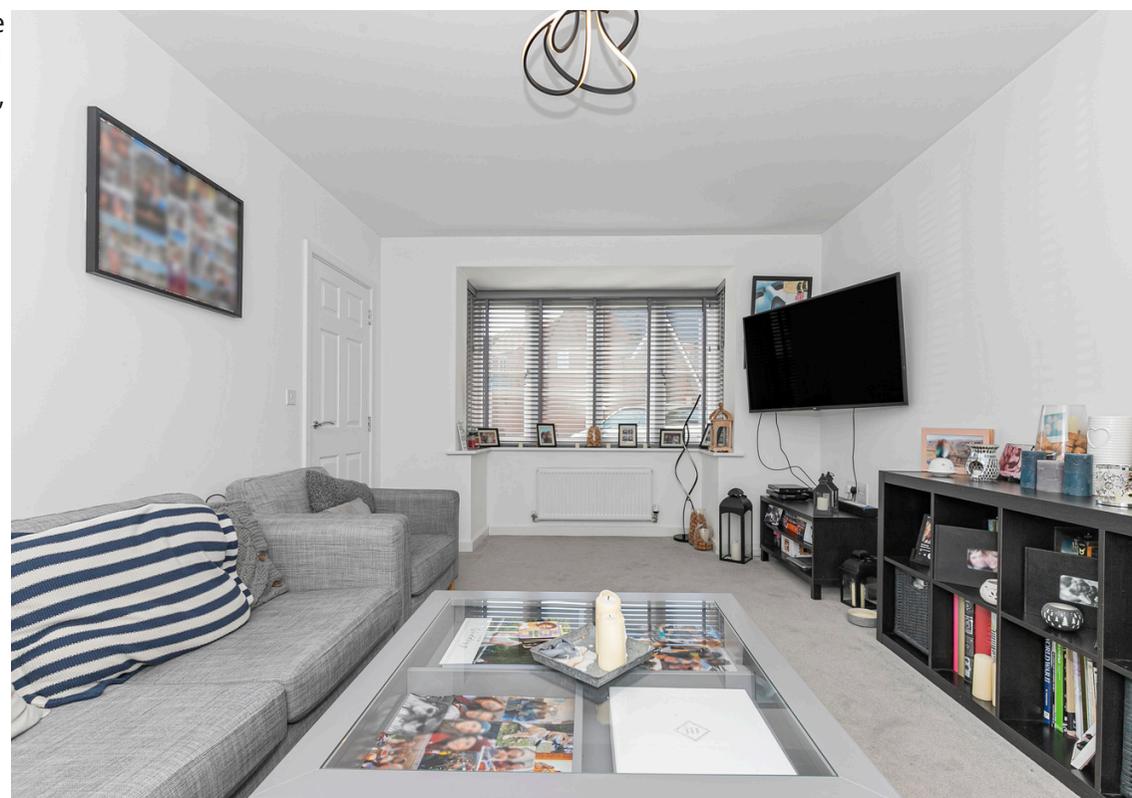
The property welcomes with an entrance hall, leading to a comfortable lounge with feature bay window to the front aspect, whilst to the rear of the ground floor, a spacious full width kitchen diner can be found. The kitchen diner offers ample worktop & storage space, whilst benefiting from a selection of integrated appliances. This space lends itself as an ideal entertaining space, with French doors opening onto the large garden, perfect for hosting summer get togethers or family gatherings. Completing the ground floor arrangement is a practical utility room, and a cloakroom WC.

To the first floor, the property offers three bedrooms, two of which are comfortable double bedrooms with the guest bedroom benefiting from a stylish three piece ensuite shower room. The fourth bedroom lends itself to a mix of uses, currently being utilised as an ideal home office. In addition to this, a four piece family bathroom can be found, again finished with premium fixtures & fittings. The plush primary bedroom occupies the entirety of the second floor, offering full width fitted wardrobes, and the use of a three piece ensuite shower room, completing the accommodation.

The impressive sense of space continues to the external offering, with the property sitting on a larger than typical plot, resulting in a sizeable rear garden. The rear garden is not only of a generous size, but benefits from complete privacy to the rear due to the treelined boundary, a rarity for modern homes. To the front aspect, the attractive front garden makes an inviting first impression, whilst to the side aspect, a single garage with driveway parking to the front offers ample parking for multiple vehicles.

The property benefits from an enviable position within the Charlton Road development, situated to the rear of the development and only a stones throw away from open green spaces, and on the doorstep of rural countryside walks. Keynsham High Street is within easy reach, as well as Keynsham Railway Station & Memorial Park.

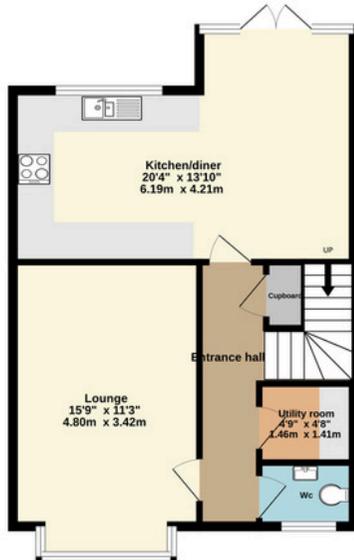
A premium of its kind, this desirable modern home is simply a must view.



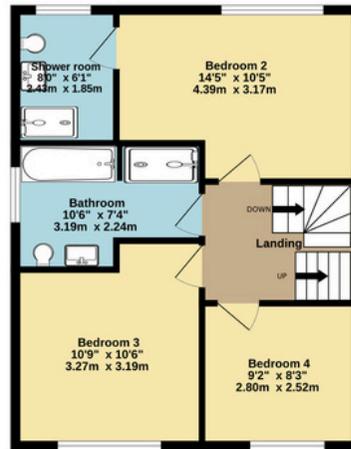




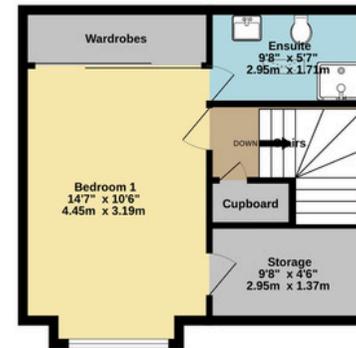
Ground Floor
758 sq.ft. (70.4 sq.m.) approx.



1st Floor
532 sq.ft. (49.4 sq.m.) approx.



2nd Floor
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.8 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)

39, Alexander Road Keynasham Bristol BS31 2TB	Energy rating B	Valid until: 2 June 2031
		Certificate number: 1200-3278-6632-4003-3693

Property type	Detached house
Total floor area	136 square metres

Rules on letting this property

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

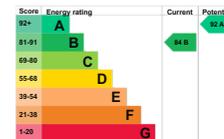
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions)

<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



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