



2 ARCADIOUS WAY  
KEYNSHAM  
BRISTOL  
BS31 2GE  
£625,000



GREGORYS  
— ESTATE AGENTS —



**A TRULY OUTSTANDING DETACHED RESIDENCE, PRESENTED TO AN EXEMPLARY STANDARD AND POSITIONED WITHIN THE PRESTIGIOUS SOMERDALE DEVELOPMENT. THIS POPULAR STYLE OF HOME IS ENJOYED BY MANY BUYER'S DUE TO ITS FULL LENGTH WINDOWS TO THE FRONT ASPECT, WHICH BATHES THE ACCOMMODATION IN NATURAL LIGHT.**

This particular home has been lovingly improved by the current owners, particularly to the rear aspect. The rear garden has been landscaped to offer an easy maintenance area to enjoy and entertain. Artificial lawn and an extended patio area and feature pergola all come together to offer a wonderful area to enjoy. The garage has been converted into the best home office or garden room. Bi-Folding doors lead directly from the garden, whilst the study has been finished to offer a comfortable, separate space, away from the house, for anyone seeking a home working environment. The driveway, positioned to the rear of the property, allows for parking, for up to three vehicles.

Internally the property offers a welcoming central hallway, the perfect entrance into the enticing home. From the hallway a cloakroom and understairs storage cupboard can be found. The lounge spans the entire length of the property and benefits a dual aspect. A double glazed window overlooks the front aspect, whilst 'French' doors lead to the rear garden. The kitchen / diner can then be found to the other side of the hallway. Again a full length room, overlooking both the front and rear gardens. The kitchen comprises a large number of fitted wall and base units together with a selection of fitted appliances. From the kitchen a handy utility room provides the perfect practical space, with access to the rear garden.

To the first floor can be found four bedrooms, all of which are generous in proportion and offer a true four bedroom home. The principle bedroom benefits an en-suite shower room, with the family bathroom, again comprising a contemporary, three piece white suite completing the accommodation.

An attractive façade provides the kerb appeal, yet still this house continues to impress once inside. A perfect family located only a short walk to Keynsham High Street and Train Station. An absolute must view.









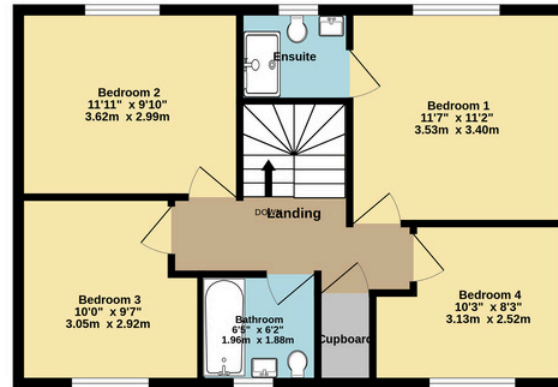




Ground Floor  
734 sq.ft. (68.2 sq.m.) approx.



1st Floor  
568 sq.ft. (52.8 sq.m.) approx.



Four Bedroom Detached Property

TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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)

2, Arcadius Way Keynsham BRISTOL BS31 2GE	Energy rating	Valid until: 27 August 2028
	<b>B</b>	Certificate number: 8078-7838-5450-8668-2926

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 A.

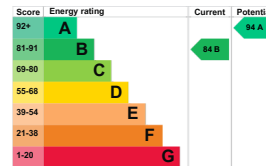
[See how to improve this property's energy efficiency.](#)

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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