



4 TRAJECTUS WAY
KEYNSHAM
BRISTOL
BS31 2FZ

£470,000



G R E G O R Y S
E S T A T E A G E N T S

ONCE HOME TO THE FORMER 'FRYS' CHOCOLATE FACTORY, THE SOMERDALE DEVELOPMENT NOW OFFERS A THRIVING COMMUNITY AND HAS BECOME KEYNSHAM'S MOST SOUGHT AFTER MODERN DEVELOPMENT IN RECENT YEARS.

Positioned in an enviable position within Somerdale, is this attractive four bedroom semi-detached townhouse, boasting space in abundance with it's accommodation stretching over three floors. Presented to an excellent standard throughout this delicious home welcomes with large entrance hall leading through to a contemporary kitchen/diner with 'French' doors to the rear garden.

To the first floor a bright and airy lounge can be found with Juliet balcony to the rear, whilst a generous double bedroom with access to a private terrace sits to the front of the home. A modern three piece bathroom completes the first floor arrangement.

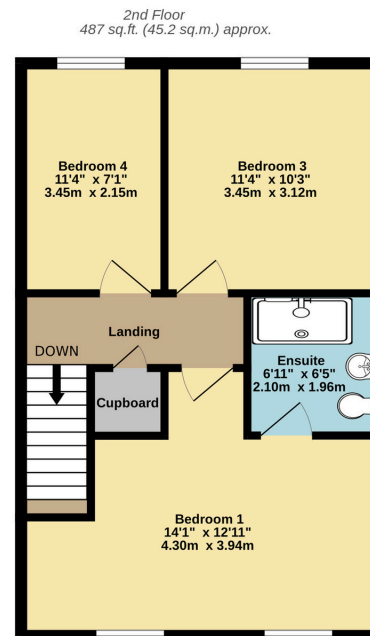
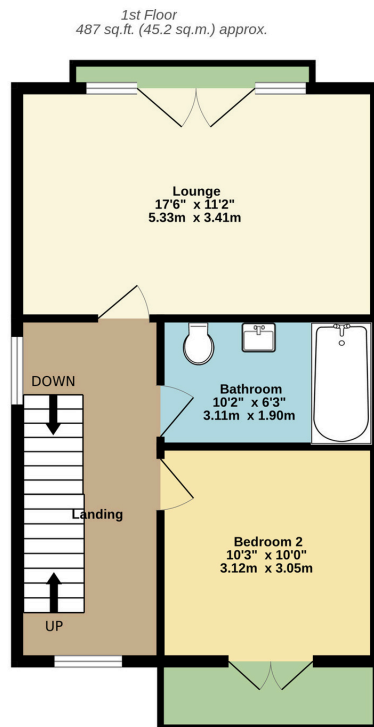
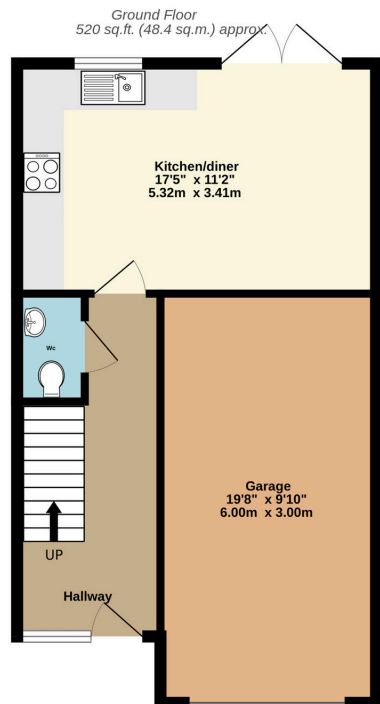
Finally, the second floor offers three additional good sized bedrooms, with the master suite benefitting from a newly installed AC unit, and additional ensuite shower room.

Completing this fine home is a low maintenance garden benefitting from a private aspect, a rarity for the development. Not lacking practical benefits, the property offers downstairs cloakroom, driveway parking & garage perfect for storage.

A must view home on the desirable Somerdale development.







TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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)

4, Trajectory Way Koyndham BRISTOL BS31 2FZ	Energy rating B	Valid until: 18 February 2029 Certificate number: 8461-7832-5550-2661-2996
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Property type	Semi-detached house
Total floor area	121 square metres

Rules on letting this property

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

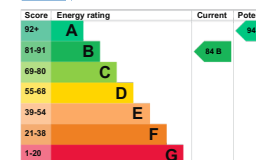
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current 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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