

18 BLACKBERRY WAY  
KEYNSHAM  
BRISTOL  
BS31 1FH  
£535,000



GREGORYS  
ESTATE AGENTS



**BENEFITING FROM A PREMIUM POSITION ON THE POPULAR 'MEADOWS' DEVELOPMENT, CAN BE FOUND THIS EXEMPLAR FOUR BEDROOM DETACHED RESIDENCE, ENJOYING UNINTERRUPTED RURAL VIEWS AND ENVIABLE PEACEFULNESS.**

Constructed by Messrs Taylor Wimpey circa 2014, this Lincoln style of property served as the former show home of the development, and benefits from premium upgrades throughout, as well as a sought-after walkway position, leading to the scenic Abbots Wood via Primrose Walk. The four bedroom property offers comfortable room proportions and a traditional arrangement offering versatility to homeowners wishing to grow with their home and everchanging needs, which is sure to appeal to an array of buyers.

The property makes an inviting first impression, welcoming with a burst of colour coming from the established front garden which wraps around the side of the house. Stepping into the home, the property greets with an entrance hallway, leading to the bright ground floor offering, comprising of two reception rooms and a contemporary kitchen/breakfast room. To the rear of the ground floor sits the full length lounge, benefiting from French doors opening out to the pristine rear garden, whilst to the front aspect, the separate dining room enjoys a pleasant leafy outlook. The modern kitchen/breakfast room has been finished with attractive upgrades, to include a full selection of premium integrated appliances, granite worksurfaces and spotlighting, and leads through to an open utility room giving practical side access. Completing the ground floor offering is a cloakroom WC.

To the first floor, the property offers four bedrooms three of which benefit from fitted wardrobes, whilst the primary bedroom enjoys use of a contemporary ensuite shower room. Completing the internal offering is a fully tiled family bathroom which incorporates an overhead rain shower as well as hand held shower head to the bath.

This exceptional home is equally impressive externally as it is internally. The very sunny westerly facing rear garden is of a good size and is beautifully presented with established borders containing a selection of mature shrubs, bright flowers & ornamental trees. Not only this, but the garden enjoys a level area laid to lawn, and a generous patio space, perfect for alfresco dining.

Parking can be found in the form of a driveway and detached single garage, which is adjacent to the side of the house with pedestrian access to the rear. The garage includes a personnel door opening to the rear garden, a boarded loft with loft ladder access, and an electric up and over door.

For those searching for a contemporary home whilst enjoying the benefits of a peaceful countryside setting, this beautifully presented home comes highly recommended.













The floor plan shows a house with the following rooms and dimensions:

- Garage:** 17'5" x 7'10" (5.30m x 2.40m)
- Lounge:** 19'8" x 11'2" (6.00m x 3.40m)
- Utility room:** 6'8" x 5'3" (2.04m x 1.60m)
- Kitchen:** 11'6" x 9'4" (3.51m x 2.85m)
- Entrance hall:** (Central area with stairs and cupboard)
- Dining room:** 10'1" x 9'1" (3.07m x 2.77m)
- Bathroom:** (Attached to the entrance hall)

Additional features include a fireplace in the lounge, a bay window in the dining room, and a door leading from the entrance hall to the garage.

The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the top left is Bedroom one (11'10" x 11'5", 3.60m x 3.47m) with an adjacent wardrobe. To the top right is Bedroom two (9'3" x 9'1", 2.95m x 2.78m) with an adjacent wardrobe. To the bottom left is Bedroom four (9'10" x 7'10", 3.00m x 2.40m) with an adjacent wardrobe. To the bottom right is Bedroom three (9'10" x 8'0", 2.99m x 2.45m) with an adjacent wardrobe. A central staircase leads down from the landing. The landing is connected to an ensuite (top center) and a bathroom (bottom center). The ensuite contains a toilet and a sink. The bathroom contains a toilet, a sink, and a bathtub. A central staircase leads down from the landing.

**Bedroom one**  
11'10" x 11'5"  
3.60m x 3.47m

**Bedroom two**  
9'3" x 9'1"  
2.95m x 2.78m

**Bedroom three**  
9'10" x 8'0"  
2.99m x 2.45m

**Bedroom four**  
9'10" x 7'10"  
3.00m x 2.40m

**Ensuite**

**Bathroom**

**Landing**

**Wardrobe**

**Wardrobe Cupboard**

**DOWN**

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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18 Blackberry Way Keynsham BRISTOL BS31 1FH	Energy rating <b>C</b>	Valid until: 7 June 2032
		Certificate number: 2011-4816-3020-7301-3205

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

the average energy rating is D  
the average energy score is 60



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