



36 WAVENEY ROAD
KEYNSHAM
BRISTOL
BS31 1RX
£520,000

FOUND TO THIS POPULAR, FAMILY FRIENDLY LOCATION WITHIN KEYNSHAM IS THIS SIZEABLE, FOUR BEDROOM SEMI DETACHED HOME WITH A WEALTH OF QUALITIES FOR FAMILIES AND PROFESSIONAL BUYERS ALIKE.

Positioned to a particularly peaceful spot yet within close distance to sought-after local primary and senior schools, this home sits to Keynsham's highly regarded Wellsway side of town. Originally designed as a modest three bedroom home, this property now offers a well considered two storey extension to the side which now provides valuable space on both levels.

The property makes an inviting first impression, welcoming with an entrance porch which opens into the spacious kitchen/breakfast room via feature double doors. This kitchen/breakfast room offers ample storage & worktop space, as well as benefitting from a breakfast bar, perfect for carrying on the conversation whilst cooking! To the rear of the ground floor sits the bright lounge/diner, a spacious area lending itself to entertaining, with sliding doors opening onto the established rear garden. From the lounge/diner, an opening leads to an additional reception room, currently utilised as an ideal play room, however also lending itself as a designated dining area or study space. Completing the ground floor arrangement is a practical utility area, benefitting from a cloakroom WC, and an ideal boot room perfect for hiding everything away!

To the first floor, four well-proportioned bedrooms can be accessed via the landing, three of which being double rooms, with the primary bedroom benefitting from a contemporary three piece ensuite shower room. Finally, completing the internal offering is a family bathroom, presented with a neutral three piece suite.

This excellently presented home not only impresses with its well-kept order, but is also sure to appeal to those mindful of their carbon footprint & running costs. Under the current ownership, the property has benefitted from replaced uPVC windows & doors, and the installation of PV Solar Panels & Solar Battery, allowing this efficient home to run 'Off Grid' for several months of the year!

Externally, this attractive home continues to impress, enjoying a sunny south facing rear garden laid to lawn, with a generous sized patio perfect for summer BBQ's. To the front aspect, the property benefits from ample off street parking, with the driveway able to accommodate several vehicles comfortably.

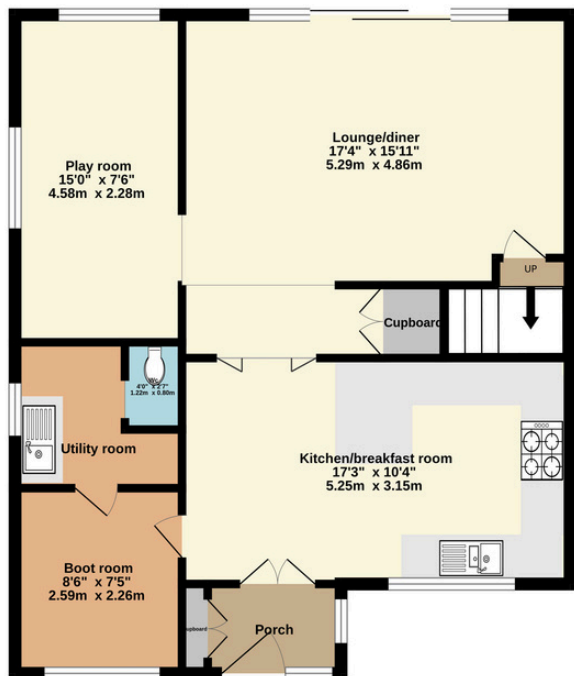
In our opinion the complete family home positioned in a sought-after spot, this welcomed addition to the market simply has to be viewed.



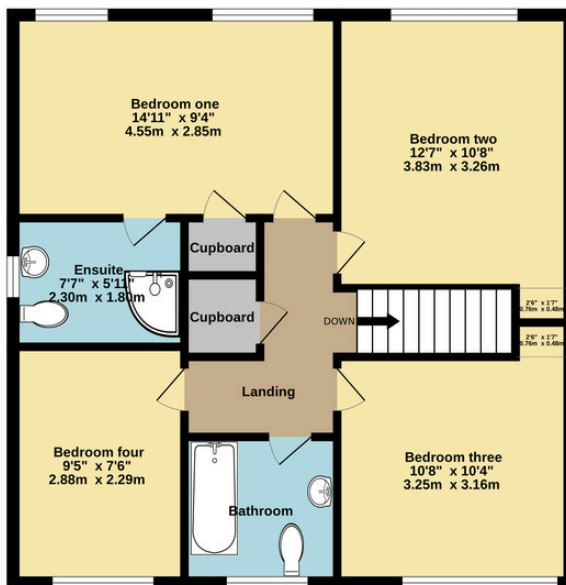




Ground Floor
728 sq.ft. (67.6 sq.m.) approx.



1st Floor
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1395 sq.ft. (129.6 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)

36 Waveney Road
Keynsham
BRISTOL
BS31 1RX

Energy rating
A

Valid until: 27 August 2035

Certificate number: 2035-3054-6208-8685-0204

Property type Semi-detached house

Total floor area 131 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 A. It has the potential to be A.

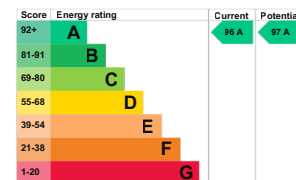
[See how to improve this property's energy efficiency.](#)

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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