



3 DAISY CLOSE
KEYNSHAM
BRISTOL
BS31 1FQ
£550,000



GREGORY'S
ESTATE AGENTS

Presented to an exemplary standard and positioned within a quiet cul-de-sac, on the outskirts of this popular development can be found this impressive, detached, family home.

Set within a pedestrian only frontage, a moments walk from open countryside, this 'Taylor Wimpey' property is perfect for those buyers looking for a peaceful setting, yet still within easy reach of the long list of conveniences on offer in Keynsham.

Externally the property continues to impress. The rear garden has been improved to offer further seating areas via the decked area, complete with inset lighting, but the sunny southerly orientation allows for a lovely area to enjoy all day. Parking is by way of two single garages. A rarity for this style of home and offers plenty of secure storage or additional parking alongside the off street parking for two vehicles already on offer.

Internally a warm and welcoming entrance hallway greets. A sweeping staircase leads to a wonderful gallery landing with a handy under stairs cupboard providing valuable storage. A cloakroom, comprising a two piece, modern white suite provides bathroom facilities to the ground floor, whilst a handy, and family have, utility room can be found via the kitchen and comprises an integrated washing machine and gas central heated boiler.

The lounge spans the entre length of the property and although generous in proportions, offers a cosy room to relax in. This room is bathed in natural light due to the double glazed window to the front aspect and double glazed 'French' doors leading to the rear garden. Originally designed as two separate rooms, the current owners have created a wonderful open plan kitchen / diner. Again spanning the full length of the property with dual aspect windows overlooking both the front and rear gardens. The kitchen comprises a large selection of built in units together with a comprehensive set of integrated appliances.

Appointed to the first floor, and accessed via the spacious gallery landing can be found four bedrooms, two of which benefit fitted wardrobes, with the principle bedroom also enjoying an en-suite shower room. Both the en-suite and main family bathroom comprise contemporary, three piece white suites. Completing the accommodation can be found a large airing cupboard, with plenty of storage space in addition to the hot water cylinder in situ.

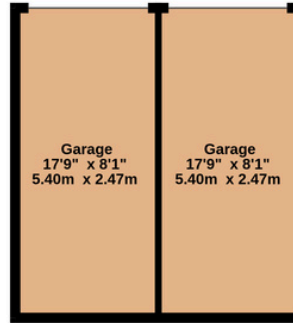
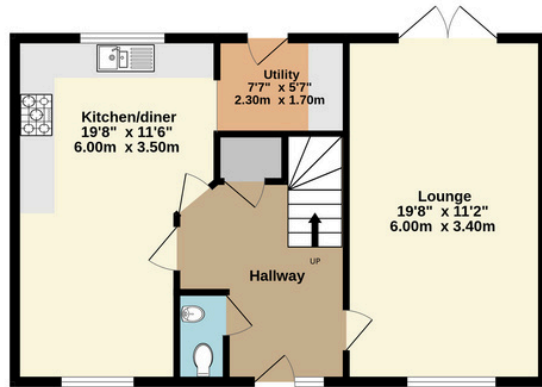
A truly impressive home, enhanced by the current owners and available for an early viewing.



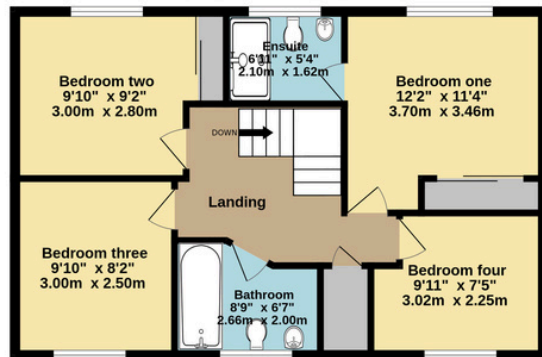




Ground Floor
883 sq.ft. (82.0 sq.m.) approx.



1st Floor
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 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.
Made with Metroplan C2025

Energy performance certificate (EPC)

3, Daisy Close Keynsham BRISTOL BS31 1FQ	Energy rating B	Valid until:	18 May 2027
		Certificate number:	8701-4815-6139-6297-9533

Property type	Detached house
Total floor area	114 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.

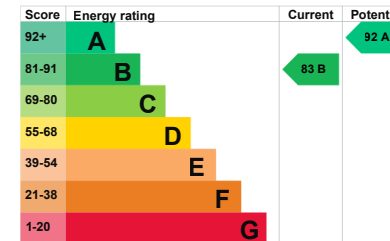
[See how to improve this property's energy efficiency.](#)

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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0117 986 6644

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