



36 HURN LANE
KEYNSHAM
BRISTOL
BS31 1RS
£535,000

**SITUATED ON A POPULAR ROAD WITHIN THE
HIGHLY SOUGHT-AFTER WELLSWAY SIDE OF TOWN,
CAN BE FOUND THIS EXCELLENTLY PRESENTED
FOUR BEDROOM SEMI-DETACHED HOME.**

Located only a short walk away from Manor Road playing fields & nature reserve, and falling within the desirable Wellsway school catchment area, this attractive property lends itself as an ideal family home, offering an extended ground floor arrangement & comfortable room proportions throughout.

The home makes an excellent first impression, welcoming with a bright & roomy entrance hall finished with feature parquet style LVT flooring, leading to the entirety of the ground floor offering. To the front aspect sits a modern fitted kitchen benefitting from a selection of integrated appliances to include an eye-level double oven, gas hob & fridge freezer, whilst to the rear of the ground floor can be found the sizeable living area. This space lends itself as a perfect family area, with a large open plan feel and benefitting from ample natural light due to the sunny south facing rear aspect framed by both French doors & sliding doors out to the garden. The lounge/diner also benefits from excellent proportions, with the single storey extension adding a welcomed sun room to the rear, currently utilised as a children's play space, with the living area catering for all of the family. Completing the ground floor offering is a practical cloakroom WC.

To the first floor, four bedrooms can be found, three of which being double rooms, whilst the fourth bedroom presents as a comfortable single room. Finally, completing the internal offering is a contemporary three piece bathroom with an L-shaped Bath tub & rainfall shower over.

Externally, this attractive family home continues to impress, benefitting from a sunny south facing rear garden. The garden offers a generous sized patio, perfect for hosting summer BBQs, and an area laid to lawn presented with established raised boarders. Not only this, but a sizeable summer house sits to the rear of the garden, offering a versatile space lending itself to home office use, further storage, or studio space. Gated side access leads from the garden out to the front aspect, where a block paved double driveway can be found, and an integral single garage with roller door, offering further practical day to day benefits, sure to appeal to family life.

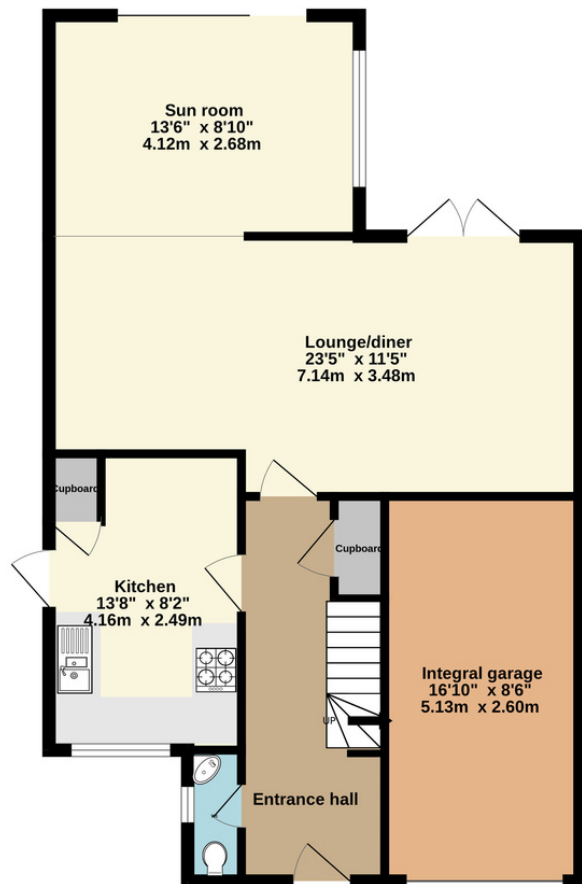
For those searching for an ideal family home in a sought-after spot, this home is simply a must view.



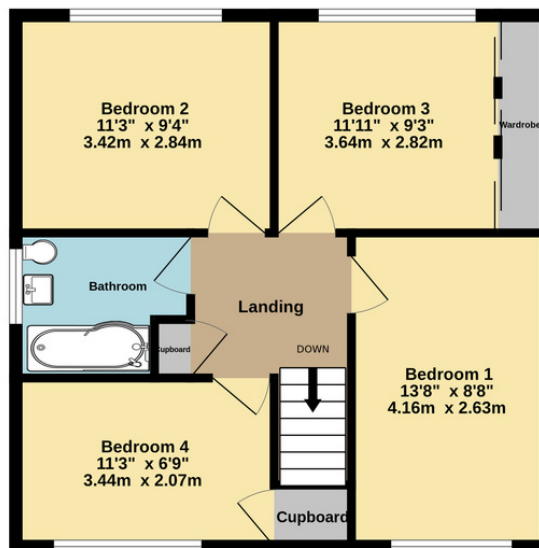




Ground Floor
757 sq.ft. (70.3 sq.m.) approx.



1st Floor
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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)

36 Hum Lane Keynsham BRISTOL BS31 1RS	Energy rating C	Valid until: 26 October 2035
		Certificate number: 9350-2295-4500-2925-7585

Property type	Semi-detached house
Total floor area	110 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>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

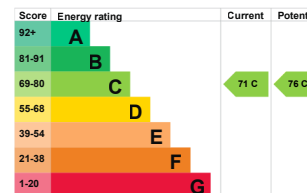
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get aratingfromA(best)toG (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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