



19 ARCADIOUS WAY
KEYNSHAM
BRISTOL
BS31 2GE
£459,950

Positioned within the popular 'Somerdale' development, can be found this impressive, three storey home, constructed by Messrs 'Taylor Wimpey' in 2021. Enjoying a pleasant open aspect to the front, a private driveway, detached garage and a sunny, south facing rear garden, this particular plot is a favorable one compared to similar homes.

This contemporary home provides a wealth of space across all three floors, with spacious room proportions throughout. The stand out feature of this particular design, is the impressive principle suite, located to the top floor with stunning vaulted ceilings and in the case of this home, wonderful far reaching views of the surrounding countryside.

Entrance to the property is via the large and welcoming hallway, with stairs leading to the first floor and with access to all rooms. The kitchen / breakfast room can be found to the front of the property, complete with numerous built in wall and base units and integrated appliances. The lounge/diner spans the entire width of the property with views and direct access via the 'French' doors to the rear garden. Completing the ground floor, a handy cloakroom and understairs storage cupboard.

To the upper two floors can be found three bedrooms, all of which are generously proportioned. The family bathroom can be found from the first floor landing and serves both bedroom two and three. The principle bedroom located to the second floor benefits an ensuite, which like the cloakroom and family bathroom, comprise a modern white suite.

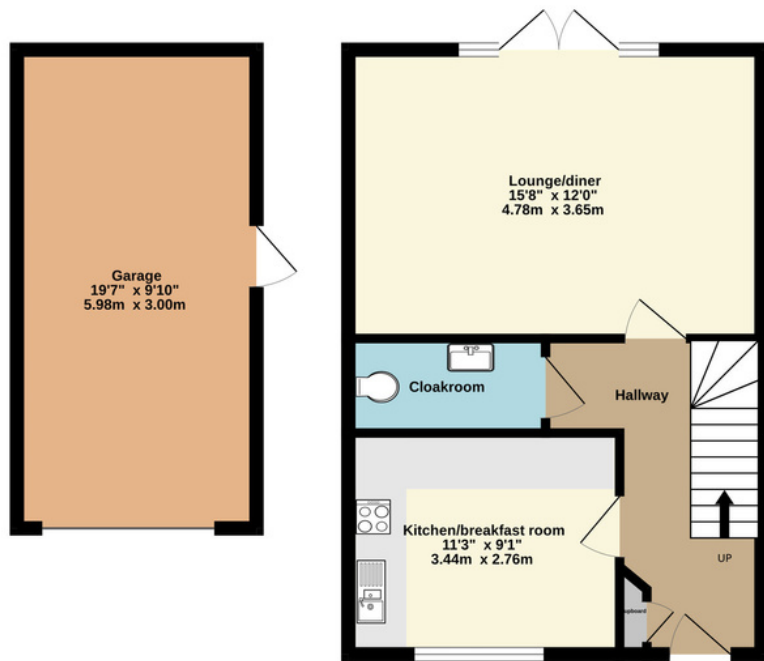
Externally this property comes into its own. The private driveway only allows for more off street parking than normal and provides vehicle access to the detached single garage, which in itself benefits pedestrian access to the rear garden. The rear garden is of easy maintenance, laid to artificial lawn, patio and decking and enjoys a lovely, sunny south facing aspect. Always a popular style of home, this particular family home will now doubt continue this trend.



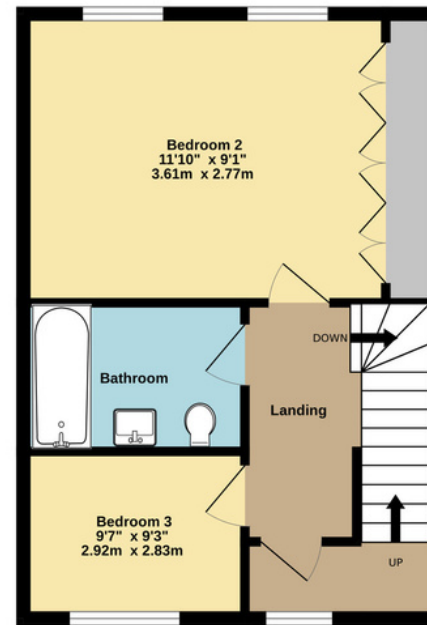




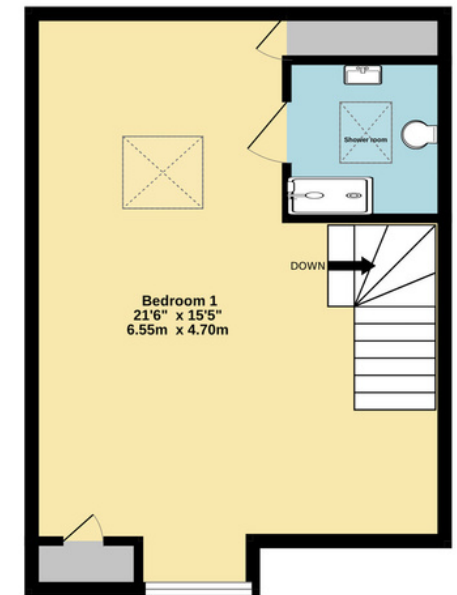
Ground Floor
613 sq.ft. (56.9 sq.m.) approx.



1st Floor
420 sq.ft. (39.0 sq.m.) approx.



2nd Floor
384 sq.ft. (35.7 sq.m.) approx.



Energy performance certificate (EPC)						
10, Acadia Way Barnham Suffolk IP11 2JL	B	Valid until: 9 November 2030	Certificate number: 9310-3890-3990-2480-6015			
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/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 .						
Score Energy rating Current Potential 95-100 A 85-90 B 75-80 C 65-70 D 55-60 E 45-50 F 35-40 G 95-100 A 85-90 B 75-80 C 65-70 D 55-60 E 45-50 F 35-40 G 95-100 A 85-90 B 75-80 C 65-70 D 55-60 E 45-50 F 35-40 G						

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

TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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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