



24 ALCINA WAY
KEYNSHAM #
BRISTOL
BS31 2TL
£480,000

Set within a pleasant corner of this popular development, this three bedroom detached has been enhanced with the introduction of a large, single storey extension. Boasting generous living space this modern home is a unique offering and perfect for any buyer that appreciates and demands more living space than the average new build home.

Not only have the current owners increased the square footage of their wonderful home, they have secured an 'A' rated energy assessment via the introduction of solar panels. Thus reducing not only their carbon footprint, but also their monthly outgoings.

Externally an array of benefits can be found including a driveway and garage, found to the side of the property and providing off street parking for a number of vehicles. Furthermore direct personal access can be found from the driveway to the property itself. The front of the property offers a welcoming pedestrian only frontage, whilst to the rear aspect a private, easy maintenance rear garden can be enjoyed.

Internally the property is presented to an exemplary standard with accommodation found across two floors. The impressive ground floor can be entered via the central hallway with stairs leading to the first floor and a handy storage cupboard. The lounge, currently being utilised as a ground floor bedroom spans the entire length of the property with dual aspect windows and 'French' doors to both the front and rear aspects. The contemporary fitted kitchen has been extended, offering further fitted units, work tops and a breakfast bar with seating under. A large opening then leads to the extended part of the property - a light and airy sitting room, complete with stunning bi-folding doors, floor to ceiling windows and a pair of 'Velux' windows. The cloakroom completes the ground floor and comprises a modern, two piece white suite.

Appointed to the first floor, three bedrooms, all comfortable useable bedrooms. The principle bedroom benefits fitted wardrobes and an en-suite shower room. The shower room and main family bathroom, not only comprise a three piece white suite, but are of generous proportions and both found overlooking the front aspect. A second storage cupboard, found via the landing completes this contemporary, detached residence.

Constructed by Messrs 'Bloor Homes' circa 2020, this property still retains approximately four years of its NHBC. The development is located to the fringes of Keynsham and surrounding countryside. The local bus stop offers convenient access into Keynsham High Street and beyond, whilst within Keynsham the Train Station provides an efficient commute to both Bath & Bristol.

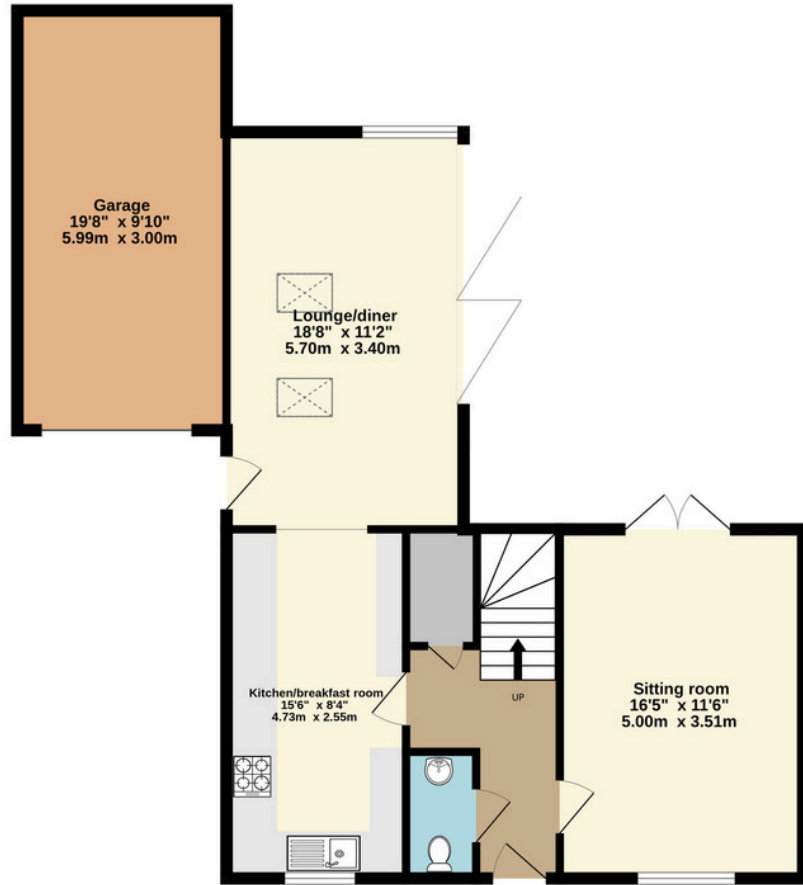








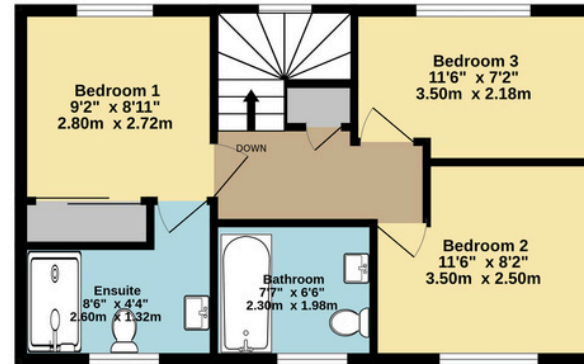
Ground Floor
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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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1st Floor
447 sq.ft. (41.6 sq.m.) approx.



Energy performance certificate (EPC)

24, Alcina Way Keynsham BRISTOL BS31 2TL	Energy rating A	Valid until: 12 January 2030
		Certificate number: 0861-3877-7194-2090-4721

Property type	Detached house
Total floor area	83 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.

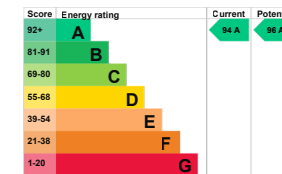
[See how to improve this property's energy efficiency.](#)

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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