



**7 STAPLE GROVE  
KEYNSHAM  
BRISTOL  
BS31 2HB  
£350,000**

**Offered to the market with no onward chain and positioned within this popular cul-de-sac, can be found this traditional, semi detached family home.**

**Whilst the property offers numerous benefits internally, it is to the outside that the property impresses. To the front aspect a block paved driveway provides off street parking for numerous vehicles. To the rear aspect, a private and enclosed garden enjoys a sunny, Westerly orientation.**

**Once inside the property, a welcoming hallway greets,. Stairs then lead to the first floor landing and to the ground floor, doors lead to both the lounge and kitchen/diner. The lounge is a lovely separate reception room, positioned to the front of the property. The kitchen / diner spans the full width of the property, offering more than enough space for a fitted kitchen and dining area. The room us bathed in natural light with views and direct access via the double glazed 'French' doors to the garden. The kitchen itself comprises plenty of built in units, extensive work surfaces and with a selection of integrated appliances.**

**Furthermore and via a Upvc door from the kitchen can be found numerous additional rooms. The lobby itself provides access to both the front and rear aspects, whilst a shower room, separate cloakroom, a handy utility room and large storage room benefit. Many neighbouring properties have continued in exploring the potential this area offers, by creating home offices, play rooms and sometimes even ground floor bedrooms. Of course this would always be subject to relevant permissions.**

**To the first floor can be found three bedrooms and the bathroom. All three bedrooms are of a good size with two being impressive double rooms and the third being a comfortable single bedroom. The bathroom comprises a three piece white suite. Additional benefits include gas central heating and double glazing.**

**Agents Note - The sale of the property is subject to Probate.**

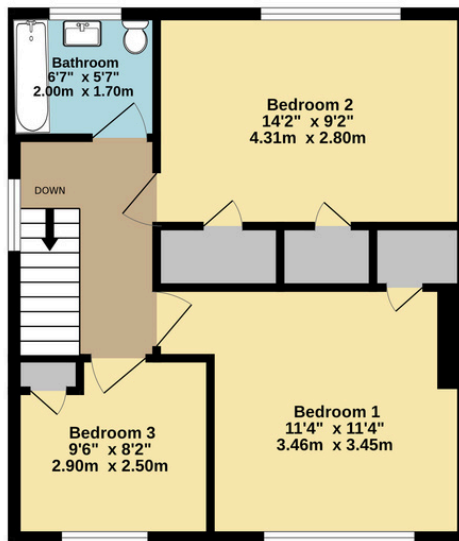
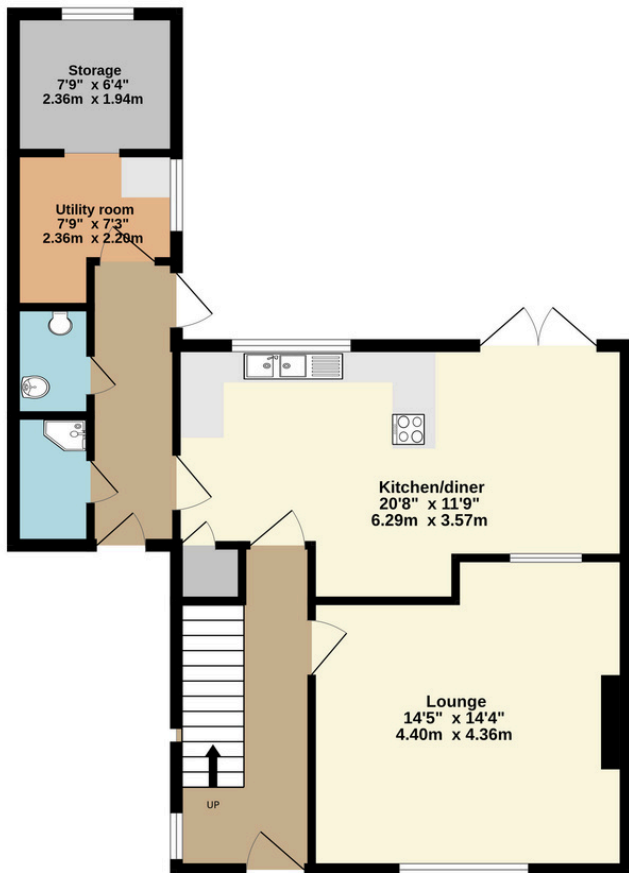






Ground Floor  
675 sq.ft. (62.7 sq.m.) approx.

1st Floor  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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0117 986 6644

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