



24 CEDAR DRIVE
KEYNSHAM
BRISTOL
BS31 2TX
OFFERS OVER £325,000



GREGORYS
AGENTS

POSITIONED WITHIN THIS POPULAR RESIDENTIAL AREA, NEARBY CONVENIENT LOCAL AMENITIES, SITS THIS EXCELLENTLY PRESENTED THREE BEDROOM EXTENDED HOME, ENJOYING OPEN VIEWS TOWARDS THE NEIGHBOURING ABBOTS WOOD. OFFERING EXCELLENT VERSATILITY, IT PRESENTS AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS, GROWING FAMILIES, OR THOSE LOOKING TO DOWNSIZE.

The property benefits from a well-balanced arrangement, offering comfortable room proportions throughout, as well as a welcomed single storey extension which lends itself to modern family life. The excellently presented accommodation welcomes with an extended entrance porch, adding practical benefits to the offering, which opens into a spacious lounge that sits to the front of the home. An open archway leads through to hub of the home, where an open plan kitchen/diner/family room can be found. The modern fitted kitchen benefits from ample storage & worktop space, as well as a selection of integrated appliances, whilst also incorporating a well-considered breakfast bar feature, ideal for those searching for a sociable space. The dining area & family space offer desirable versatility, lending itself to a number of different arrangements, however currently set up to hold a generously sized dining table, and separate seating area/playroom. This bright space enjoys ample natural light from the French Doors that open onto the established rear garden, acting as a luscious backdrop for entertaining & socialising.

Stairs lead from the entrance hall up to the roomy landing, where the entirety of the first floor offering can be accessed. The property benefits from three bedrooms, two of which being comfortable double bedrooms, with the two front rooms enjoying the best of the views. Completing the internal offering a three piece family bathroom, fitted with a neutral white suite.

Outside, this attractive home continues to impress, with the established rear garden sure to appeal to many. The garden arrangement has been well-considered, with an area laid to lawn, framed by feature borders finished with mature shrubs & plants, whilst a good sized patio area lends itself as an ideal space for alfresco dining. Additionally, an area laid to shingle acts as sunny seating area to enjoy an evening wind down. To the front aspect, the spacious garden makes an inviting first impression, whilst a single garage in a nearby block offers off street parking or welcomed storage space.

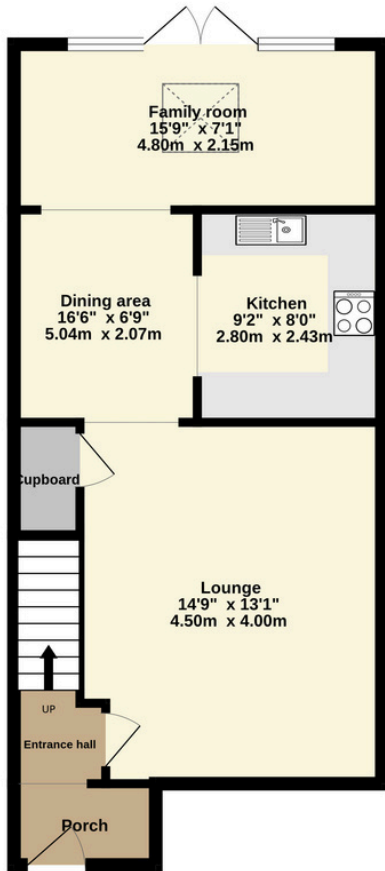
A premium of its kind, and one that comes highly recommended.



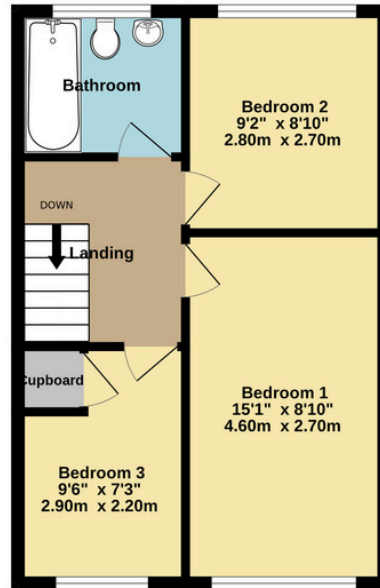




Ground Floor
530 sq.ft. (49.2 sq.m.) approx.



1st Floor
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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