



21A PALM ROAD
KEYNSHAM
BRISTOL
BS31 1GH
£450,000

PRESENTED TO AN EXEMPLARY STANDARD, THIS CREST NICHOLSON PROPERTY WAS CONSTRUCTED CIRCA 2021 AND IS POSITIONED WITHIN A QUIET CUL-DE-SAC WITHIN THE EVER POPULAR 'HYGGE PARK'. THIS PARTICULAR DESIGN IS HARDLY REPEATED AND AS FAR AS WE ARE AWARE IS YET TO BE SEEN ON THE OPEN MARKET.

Deceptively spacious, this end of terrace home offers a vast array of accommodation across three floors. In our opinion the highlight of the home is the expansive principle bedroom suite, found and spanning the entire top floor of this wonderful home. An open staircase leads to the room, where a large double room is complimented by fitted wardrobes and an ensuite shower room. Furthermore the current owners have tweaked the storage options, creating additional wardrobe facilities in addition to the eaves storage on offer.

Moving down to the first floor, two further bedrooms can be found along with the family bathroom, all of which are accessed via the landing, bathed in natural light via the double glazed window to the front aspect. The second bedroom is of generous proportions and over looks the rear garden. The third is a comfortable single bedroom. Like the ensuite, the family bathroom comprises a modern, three piece white suite.

Appointed to the ground floor, an entrance hallway greets, where stairs can be found leading to the first floor, a very handy storage cupboard that the current owners have turned into a pantry and acts as additional kitchen storage, further storage via the under stairs cupboard and with doors leading to all ground floor rooms. The kitchen can be found overlooking the front of the property and comprises a large number of fitted units with worktops over. The cloakroom provides the third bathroom facility, with the lounge / diner completing this floor. The main reception room is a lovely room, positioned to the rear of the property with views and direct access via the 'French' doors to the garden.





Externally the property benefits off street parking for two cars to the front, whilst pedestrian access to the side of the property leads to secure gate and then the garden. The rear garden has been improved on since the homes original build and now offers seating areas by way of a paved patio and further decked area to the end of the garden . Additionally a handy, wooden storage cupboard provides good storage options.

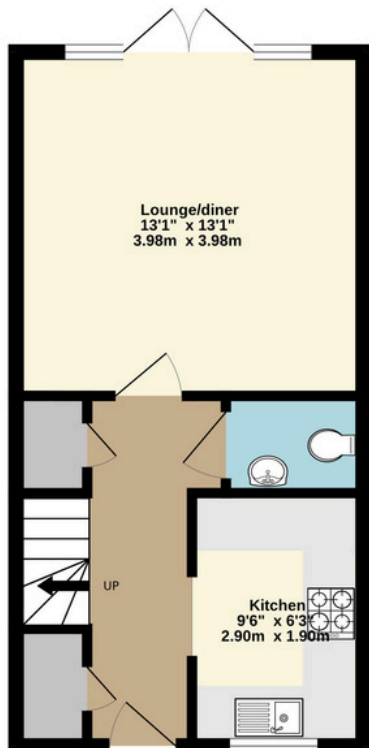
'Hygge Park' has matured into a popular development and location. Families benefit from a thriving primary school on site with further, highly regarded primary schools within a short walk away. An easy and efficient commute into either Bath or Bristol is also available, with good public transport links available to both, either by bus (bus stop to the entrance of the development), train via the station in Keynsham or by car and park and ride available to both cities. Conveniently a number of shops are available nearby, namely 'Waitrose' which can be found within a moments walk.

**AN IMPRESSIVE, MODERN PROPERTY,
OFFERING NUMEROUS BENEFITS AND
PRESENTED TO AN EXCELLENT
DECORATIVE ORDER THROUGHOUT, A MUST
VIEW.**

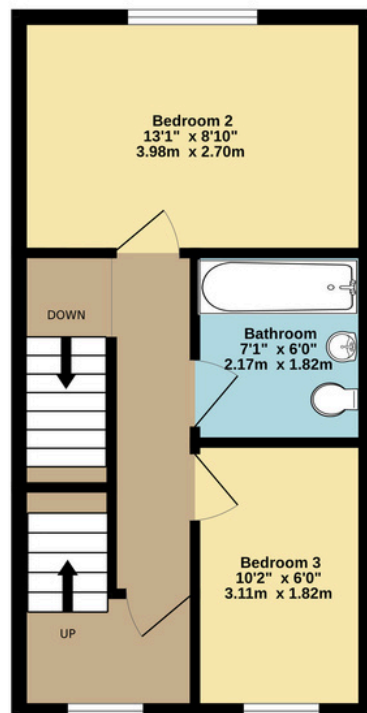




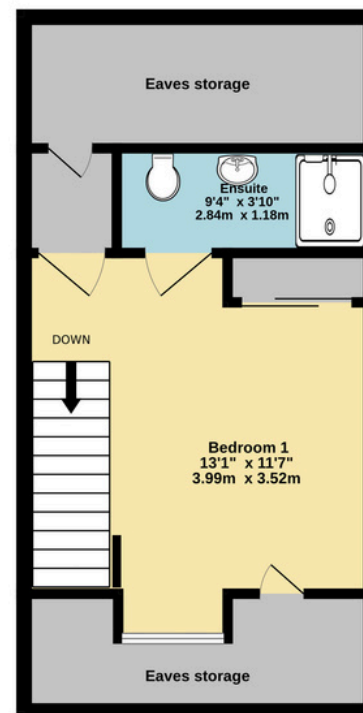
Ground Floor
340 sq.ft. (31.6 sq.m.) approx.



1st Floor
340 sq.ft. (31.6 sq.m.) approx.



2nd Floor
340 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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)			
21A Palm Road Kewstam BS51 1GH	Energy rating B	Valid until:	9 May 2032
		Certificate number:	3032-7335-0000-0600-3296
Property type		End-terrace 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

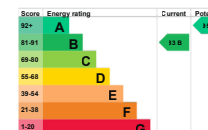
This property's energy rating is B. It has the potential to be A.

[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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