



5 MARTOCK ROAD
KEYNSHAM
BRISTOL
BS31 1XA
OFFERS OVER £475,000



GREGORYS
ESTATE AGENTS

SET QUIETLY WITHIN A POPULAR CUL-DE-SAC ON THE SOUGHT-AFTER WELLSWAY SIDE OF KEYNSHAM, THIS EXCELLENTLY PRESENTED THREE-BEDROOM DETACHED HOME OFFERS A WONDERFUL COMBINATION OF SPACE, PRACTICALITY AND VERSATILITY — MAKING IT AN IDEAL CHOICE FOR GROWING FAMILIES.

Situated on Martock Road, the property is perfectly placed for family life, with Manor Road playing fields and the adjoining nature reserve just a short stroll away. The property also falls within the highly regarded Wellsway School catchment area, whilst Keynsham High Street, railway station and a good selection of local amenities are all within easy walking distance.

From the outset, the property makes a great impression, with attractive kerb appeal, a detached position, driveway parking and an adjoining garage. Inside, the accommodation has been thoughtfully arranged to provide the flexibility that modern family life demands.

A generous entrance hall welcomes you into the property, leading through to the spacious rear-facing lounge. Sliding doors open into a useful conservatory, creating an additional reception space which could work particularly well as a children's playroom, family snug or peaceful sitting room.

The real hub of the home is the open-plan kitchen and dining space, positioned to the rear and enjoying views and access to the garden. The kitchen provides plenty of storage and worktop space, along with a breakfast bar that is perfect for busy mornings or keeping an eye on homework while preparing dinner. The adjoining dining area provides plenty of room for family meals and entertaining, with double doors opening directly onto the garden for easy summer living.

A practical cloakroom/utility area completes the ground floor.

Upstairs, there are three well-proportioned bedrooms. The two generous double bedrooms both benefit from fitted wardrobes, whilst the third bedroom offers a comfortable single room with further fitted storage — ideal for a child's bedroom, nursery or home study.

A stylish four-piece family bathroom completes the first floor.

Outside, the generous rear garden is a particular highlight. Larger than typically expected, the garden is predominantly laid to lawn with established borders and a patio area, providing plenty of room for children to play, pets to roam and the whole family to enjoy during the warmer months.

At the far end of the garden is the property's fantastic contemporary garden office. Finished with attractive timber cladding and feature sliding doors, this versatile space is currently used as a dedicated home office but could easily adapt as the needs of a family change. Whether used as a home office, games room, creative studio, gym or additional occasional accommodation, it offers a valuable extension of the home's living space.

The adjoining single garage provides useful storage and further potential for the future, whilst driveway parking to the front adds further practicality.

For families looking for a home that offers excellent schooling, outdoor space, flexible accommodation and a fantastic Wellsway-side location, this beautifully presented detached property offers an excellent opportunity to settle into a home that can grow with you.





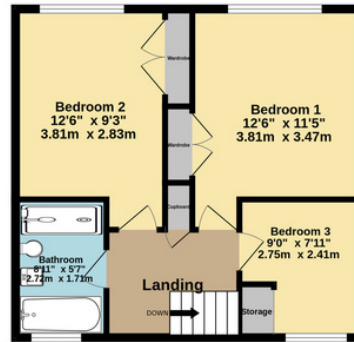
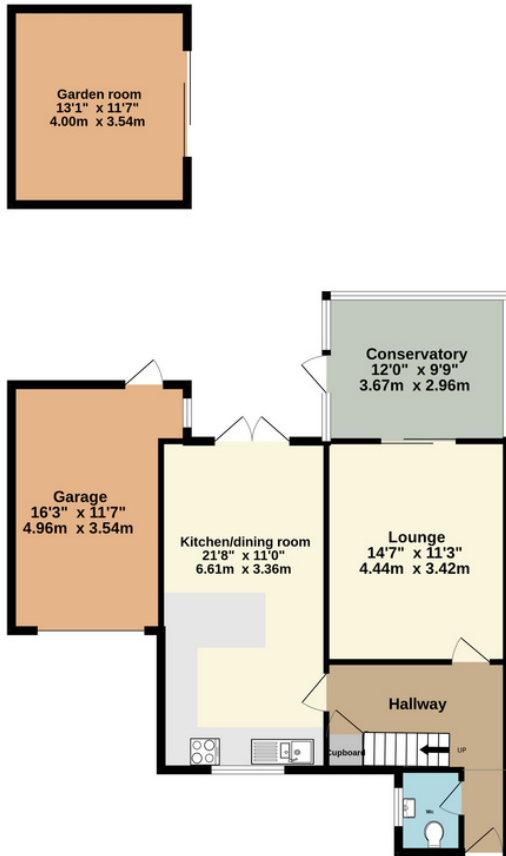


Ground Floor
970 sq.ft. (90.1 sq.m.) approx.

1st Floor
498 sq.ft. (46.2 sq.m.) approx.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK



TOTAL FLOOR AREA: 1468 sq.ft. (136.4 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.
Made with Metreplex 5/2025

Energy performance certificate (EPC)

5, Martock Road
Keynsham
BRISTOL
BS31 1XA

Energy rating
D

Valid until: 3 January 2029

Certificate number: 8021-7129-6280-6294-3902

Property type

Detached house

Total floor area

96 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 D. It has the potential to be B.

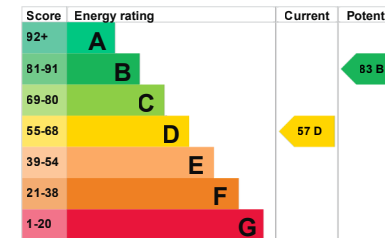
[See how to improve this property's energy efficiency.](#)

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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