



6 HOLLY WALK
KEYNSHAM
BRISTOL
BS31 2TU
£324,950



GREGORY'S
ESTATE AGENTS

ENJOYING A PEACEFUL WALKWAY POSITION WITHIN THIS POPULAR RESIDENTIAL AREA, AND NEIGHBOURING THE PICTURESQUE ABBOTS WOOD, SITS THIS IMMACULATELY PRESENTED THREE BEDROOM TERRACED HOME, LENDING ITSELF AS AN IDEAL FIRST TIME PURCHASE OR FAMILY MOVE.

The property offers a well-balanced arrangement across both floors, benefitting from comfortable room proportions throughout, and a well-considered contemporary ground floor layout that lends itself to socialising & entertaining. The home welcomes with a practical entrance porch, that opens into the hallway giving access into a bright Lounge that sits to the front of the ground floor, enjoying leafy views to the front aspect. The room is tastefully styled, finished with neutral decor, and benefits from a feature log burning stove acting as a focal point for the living space. From the lounge, an opening leads through to the kitchen/diner, again benefitting from an open arrangement, however also enjoying a thoughtful layout, ensuring practical storage & worktop space. The kitchen area is well-equipped, fitted with a selection of integrated white goods to include a fridge freezer, dishwasher, electric over & four ring gas hob. Completing the ground floor offering is generously sized conservatory currently utilised as an ideal play room, however also lending itself as a secondary reception space to enjoy the west facing rear aspect.

Upstairs, the accommodation benefits from three bedrooms, two of which being comfortable double bedrooms, with the primary bedroom enjoying fitted wardrobes. Finally, a modern three piece family bathroom completes the internal offering.

Outside, this attractive home continues to impress, benefitting from a westerly facing garden, perfect for those looking for a home that enjoys evening sun. The excellently presented garden has been designed with low maintenance in mind, finished with a premium sandstone patio, perfect for summer BBQs and socialising with family & friends. Gated rear access leads to a nearby single garage in a block, offering handy storage space, whilst on street parking in the area is plentiful.

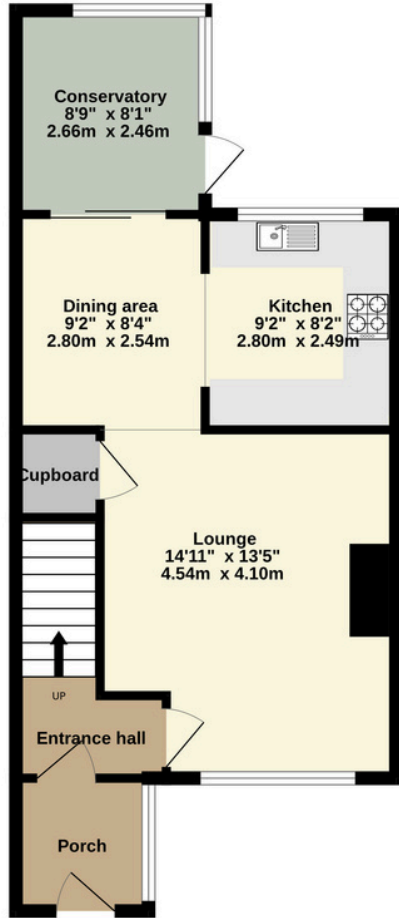
Situated within walking distance of Keynsham High St, Railway Station & Memorial Park, and only a stones throw away from the highly regarded Castle Primary School, this premium offering comes highly recommended.



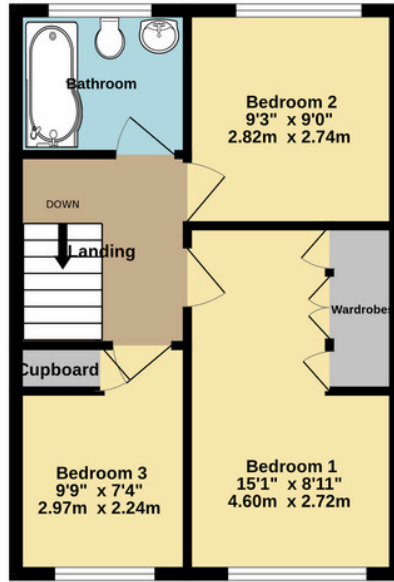




Ground Floor
488 sq.ft. (45.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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



0117 986 6644

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