



29 MARTOCK ROAD
KEYNSHAM
BRISTOL
BS31 1XA
OFFERS OVER £525,000



GREGORYS
ESTATE AGENTS

SET WITHIN A PEACEFUL CUL-DE-SAC ON THE EVER-POPULAR WELLSWAY, THIS SUBSTANTIAL DETACHED HOME COMES TO THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS. HAVING BEEN CHERISHED BY THE SAME FAMILY THROUGHOUT THAT TIME, IT OFFERS AN EXCITING OPPORTUNITY TO SECURE A HOME THAT HAS GROWN ALONGSIDE ITS OWNERS AND IS PERFECTLY SUITED TO THE NEXT CHAPTER OF FAMILY LIFE.

Extended over the years with a generous two-storey rear addition, the property now provides over 1,800 sq. ft. of versatile accommodation. Thoughtfully arranged across two floors, the layout offers plenty of flexibility for growing families, whether that's creating separate spaces to work from home, entertain or simply enjoy. Occupying what is, in our opinion, one of the finest positions within the close, the home backs directly onto the picturesque Manor Road Nature Reserve, creating a wonderfully private setting with a leafy outlook rarely found so close to the town centre.

From the moment you arrive, the home makes a lasting impression. An established front garden, a generous driveway with parking for several vehicles and a detached double garage provide both practicality and kerb appeal.

Stepping inside, a welcoming entrance hall leads through to the ground floor accommodation. Stretching the full depth of the property, the spacious lounge/dining room forms the heart of the home, offering an ideal space for family gatherings and entertaining alike, with sliding doors opening directly onto the rear garden. To the rear, the well-proportioned kitchen/breakfast room enjoys dual-aspect windows, generous worktop space and ample storage, making it perfectly equipped for busy family life. A sizeable study sits to the front of the property, providing an ideal home office, playroom or even a fifth bedroom if required, while a convenient cloakroom completes the ground floor.

Upstairs, the property continues to impress with four genuine double bedrooms, each benefitting from fitted storage. The principal bedroom enjoys the added luxury of its own en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

It's immediately apparent how well the property has been cared for over the years. While there is scope for a new owner to modernise and personalise certain areas, the home has been exceptionally maintained, allowing buyers to move straight in and update at their own pace. Practical improvements including replacement uPVC windows and doors, a modern gas combination boiler and the addition of solar PV panels provide welcome energy efficiency and future-proofing.

Outside, the beautifully established rear garden is a real highlight. Carefully landscaped and filled with an abundance of mature shrubs, flowering plants and trees, it offers a peaceful retreat for both keen gardeners and young families alike. A generous patio provides the perfect setting for summer dining, while the much-loved 'Crumble Corner'—home to a variety of established fruit trees—is sure to delight anyone who enjoys making the most of homegrown produce. For those who enjoy an twilight tippie in the garden, a selection of feature lighting & patio heater creates a relaxing aura, whilst the motorised awning is a welcomed feature during the day.

Location is undoubtedly one of this home's strongest selling points. Tucked away in a quiet and highly regarded cul-de-sac, yet within easy reach of everything a family could need, the property falls within the sought-after Wellsway School catchment and is just a short walk from Manor Road playing fields, children's play park and the nearby nature reserve. Keynsham High Street, the railway station and Memorial Park are all conveniently close by, making day-to-day life effortlessly accessible.

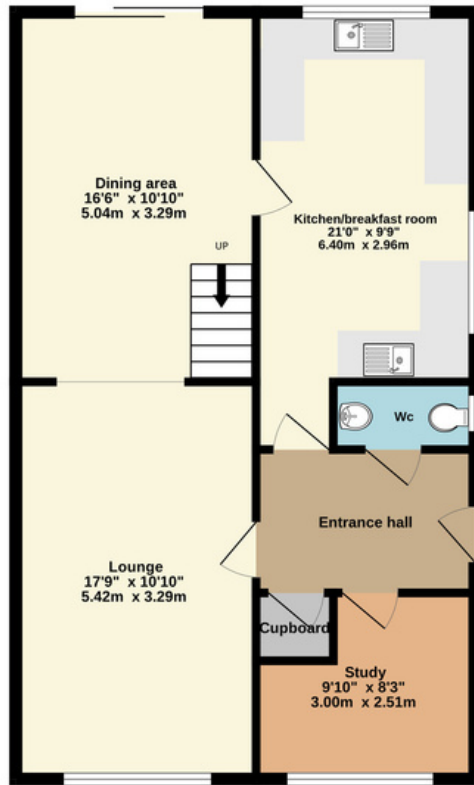
Rarely do homes in such an enviable position become available. Offering generous proportions, exceptional privacy and the opportunity to create a forever family home in one of Keynsham's most desirable locations, this is a property that simply deserves to be seen.



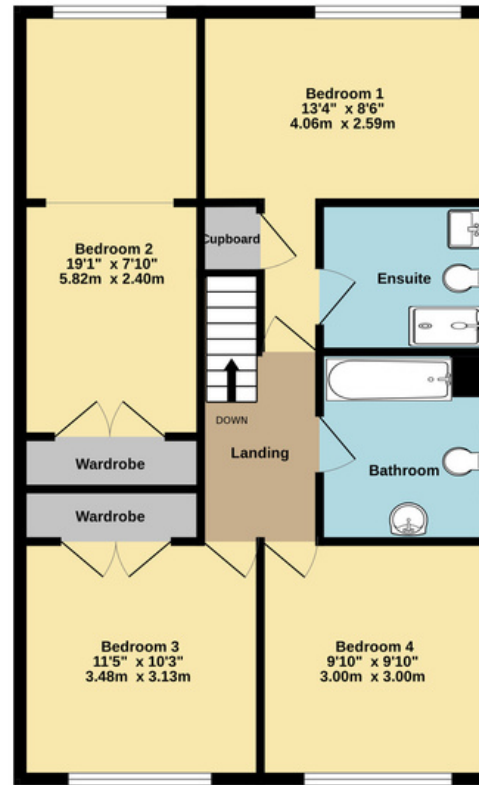




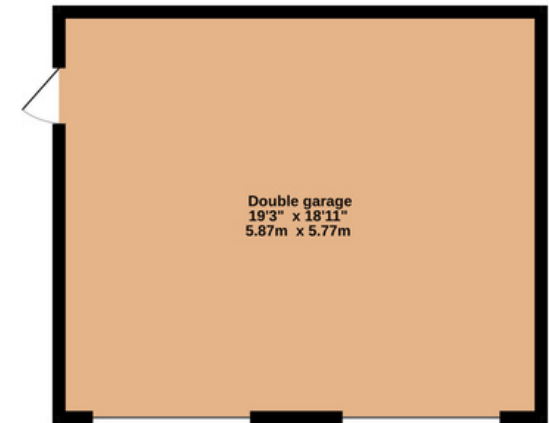
Ground Floor
711 sq.ft. (66.0 sq.m.) approx.



1st Floor
723 sq.ft. (67.1 sq.m.) approx.



Garage
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1828 sq.ft. (169.9 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



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