



15 GOLDCREST WALK
KEYNSHAM
BRISTOL
BS31 2FT
OFFERS OVER £435,000

TUCKED AWAY ALONG A QUIET, LEAFY WALKWAY WITHIN THIS POPULAR KEYNSHAM DEVELOPMENT, THIS IMPRESSIVE FOUR-BEDROOM SEMI-DETACHED HOME OFFERS A GREAT COMBINATION OF MODERN FAMILY LIVING, VERSATILE ACCOMMODATION AND SOME PARTICULARLY USEFUL EXTRAS – INCLUDING A SINGLE GARAGE, DRIVEWAY PARKING AND AN LANDSCAPED REAR GARDEN.

Built by Barratt Homes and presented to an excellent standard throughout, the property is arranged over three floors and enjoys a peaceful position away from the main road, while remaining well placed for the everyday amenities of Keynsham. It's a setting that offers the best of both worlds – a quieter spot to come home to, with plenty of convenience close by.

Stepping inside, the welcoming entrance hallway leads through to the ground floor accommodation, with the kitchen positioned to the front. Fitted with a good range of wall and base units, there is also space for a breakfast table, creating a practical and sociable setting for everyday meals.

The real hub of the home is the impressive lounge/diner, which spans the full width of the property and enjoys a lovely outlook over the rear garden. French doors, complemented by full-height side windows, flood the room with natural light and provide a seamless connection with the garden. There is plenty of room to create both comfortable seating and a dedicated dining area, making this an ideal space for relaxed evenings at home or entertaining friends and family. A useful cloakroom completes the ground floor.

The first floor provides three bedrooms, including two comfortable doubles and a well-proportioned third bedroom. Currently used as a home office, the latter offers excellent flexibility and could easily be adapted into a nursery, child's bedroom, dressing room or study depending on your needs. A modern family bathroom completes this floor.





Taking up the entire second floor, the principal bedroom is a particularly impressive space and one of the real highlights of the home. The vaulted ceiling gives the room a fantastic sense of height, while two large Velux windows allow natural light to pour in. This floor also offers ample storage, with the room benefitting from contemporary fitted wardrobes, and two additional storage cupboards. A modern en-suite shower room adds a further layer of convenience, creating a peaceful principal suite away from the bedrooms below.

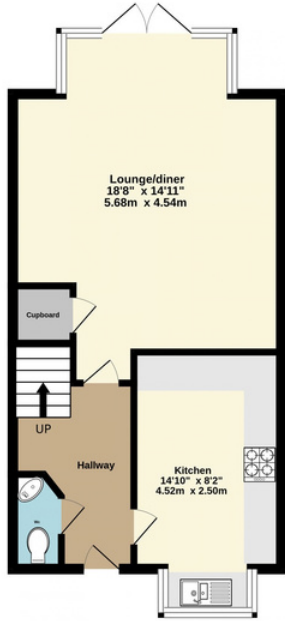
Outside, the rear garden has been created with low maintenance in mind, benefitting from a combination of paving & artificial lawn. The garden enjoys heightened privacy from neighbouring homes, a rarity for a modern offering, and benefits from gated rear access leading to the nearby single garage & driveway parking.

WITH ITS PEACEFUL LEAFY WALKWAY POSITION, SEMI-DETACHED PROFILE, FOUR BEDROOMS, THREE FLOORS OF ACCOMMODATION AND SOUTH-FACING GARDEN, THIS IS A HOME THAT COMBINES PRACTICAL FAMILY LIVING WITH A SETTING THAT FEELS PLEASANTLY REMOVED FROM THE HUSTLE AND BUSTLE - WHILE STILL KEEPING KEYNSHAM'S AMENITIES WITHIN EASY REACH.

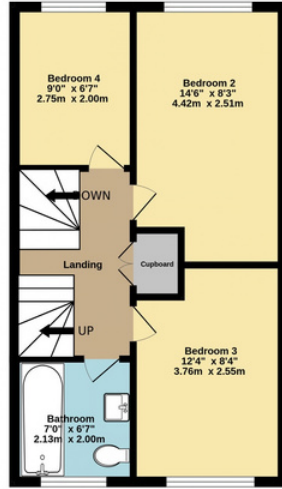




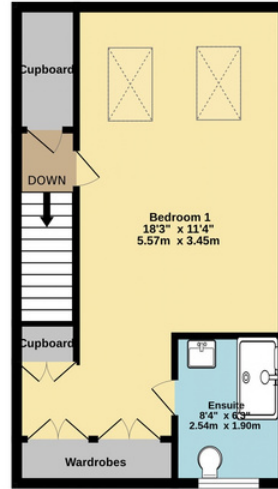
Ground Floor
446 sq.ft. (41.4 sq.m.) approx.



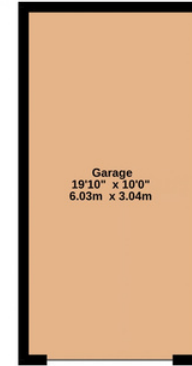
1st Floor
401 sq.ft. (37.3 sq.m.) approx.



2nd Floor
400 sq.ft. (37.1 sq.m.) approx.



Garage
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.1 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) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

15, Goldcrest Walk Keynsham BRISTOL BS31 2FT	Energy rating B	Valid until: 8 November 2027
		Certificate number: 8013-7939-5139-2481-4902

Property type: Semi-detached house
Total floor area: 120 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.

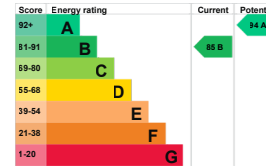
[See how to improve this property's energy efficiency.](#)

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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