



26 ALCINA WAY
KEYNSHAM
BRISTOL
BS30 2TL
£450,000

A STYLISH DETACHED HOME, A SUNNY SOUTH-FACING GARDEN AND A PEACEFUL POSITION ON THE EDGE OF THIS POPULAR DEVELOPMENT — THIS THREE-BEDROOM BLOOR HOMES PROPERTY HAS PLENTY GOING FOR IT. BEAUTIFULLY PRESENTED THROUGHOUT AND FINISHED WITH A SMART, CONTEMPORARY FEEL, IT'S A HOME THAT OFFERS THE PERFECT BLEND OF MODERN LIVING AND EASY DAY-TO-DAY CONVENIENCE.

Built circa 2020, the development has quickly established itself as a popular choice for families, with scenic Abbots Wood on the doorstep and Keynsham High Street, Memorial Park and the Railway Station all within easy reach. This particular home occupies an enviable position towards the fringes of the development, with driveway parking, a detached garage and an impressive larger-than-typical rear garden adding to the appeal.

Inside, the contemporary finish continues. A welcoming central hallway provides fitted storage and access to the first floor, while the bright full-length lounge sits to one side. The bespoke media wall creates a real focal point, with French doors opening directly onto the south-facing garden.

Across the hall, the kitchen/diner is very much the social heart of the home. Fitted with a range of premium Bosch integrated appliances and finished with feature herringbone splashback tiling, it's a smart and stylish space that works just as well for everyday family life as it does for entertaining. Further French doors open onto the garden, making those summer evenings particularly easy to enjoy. A useful cloakroom completes the ground floor.





Upstairs are three bedrooms, including two well-proportioned doubles. The principal bedroom benefits from fitted wardrobes with mirrored sliding doors, as well as its own ensuite shower room. Bedroom three is currently used as a dressing room, but would equally lend itself to a home office, nursery or single bedroom. A modern three-piece family bathroom completes the first floor.

Outside is where this home really comes into its own. The larger-than-typical rear garden enjoys a sunny south-facing aspect and has been thoughtfully designed with a raised paved seating area, ideal for alfresco dining and entertaining, alongside a lawned area providing plenty of space to relax.

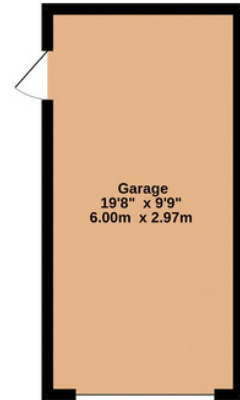
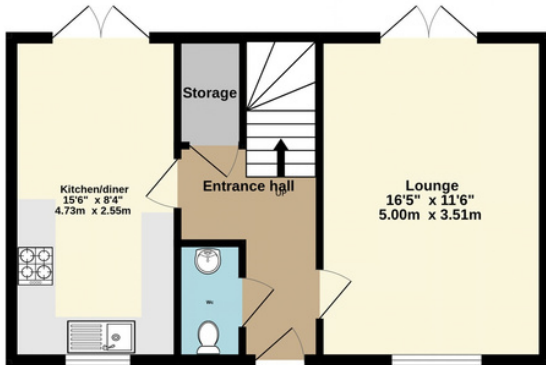
The garden also benefits from personal access into the single garage, providing useful additional storage or parking. Combined with the driveway and attractive detached frontage, it's a home that offers plenty both inside and out — all within easy reach of the best of Keynsham.

A PREMIUM MODERN OFFERING, THIS PROPERTY IS SIMPLY A MUST VIEW.

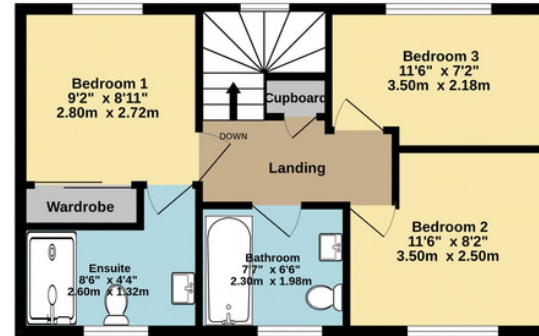




Ground Floor
640 sq.ft. (59.4 sq.m.) approx.



1st Floor
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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22/09/2026, 10:06

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

Energy performance certificate (EPC)

26, Alcina Way Keynsham BRISTOL, BS31 2TL	Energy rating B	Valid until: 12 January 2030
		Certificate number: 0562-3877-7194-2090-8731

Property type	Detached house
Total floor area	83 square metres

Rules on letting this property

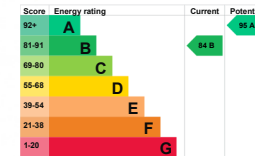
Properties can be let if they have an energy rating from A to E.

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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