



23 GOLDCREST WALK  
KEYNSHAM  
BRISTOL  
BS31 2FT  
£465,000



**An exceptionally presented, four double bedroom property, benefitting a stunning, easy maintenance south facing garden. Located within the ever popular 'Bilbie Green', this hugely popular design was constructed circa 2019 by Messrs 'Barratt Homes'.**

The generously proportioned accommodation can be found over three floors with the majority of rooms bathed in natural light, many with dual aspect, double glazed windows. Upon entry the welcoming hallway greets and provides the perfect entrance to this semi-detached home. A handy double storage cupboard, a cloakroom and further under stairs storage provide the practical nature of this home, all of which are found via the entrance hallway. The kitchen/diner spans the entire length of the property and takes pride of place overlooking the private gardens with direct access through double glazed 'French' doors. The kitchen comprises a large selection of built in fitted appliances and integrated appliances. A full length lounge can be found overlooking the front aspect and completes the ground floor.

To the first floor can be found the principle bedroom suite and the smallest, fourth double bedroom. The main bedroom, again with lovely dual aspect windows also benefits fitted wardrobes and an en-suite shower room. The main family bathroom is positioned from the spacious landing, where a double airing cupboard is located. Stairs then lead to the second floor, where two further double bedrooms can be found. A 'Jack & Jill' shower room can be accessed via the second floor landing and the guest bedroom. The guest bedroom also includes two double fitted wardrobes. All four bedrooms enjoy dual aspect double glazed windows. All three bathrooms and the ground floor cloakroom comprises contemporary white suites and are presented to a good standard.

Gardens can be found to all three aspects, with the rear garden in particular having been the attention of a lovely re-design, now offering as an easy maintenance area, full of natural light due to its south facing orientation. A single garage and driveway provides off street parking and is positioned to the rear of the garden. This is a truly lovely home, suitable for many a buyer and one worthy of an early internal inspection.





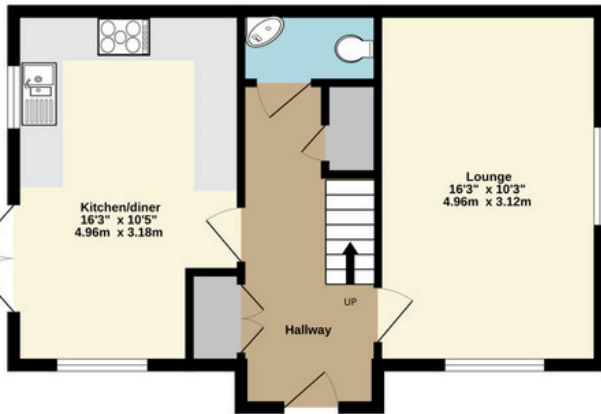




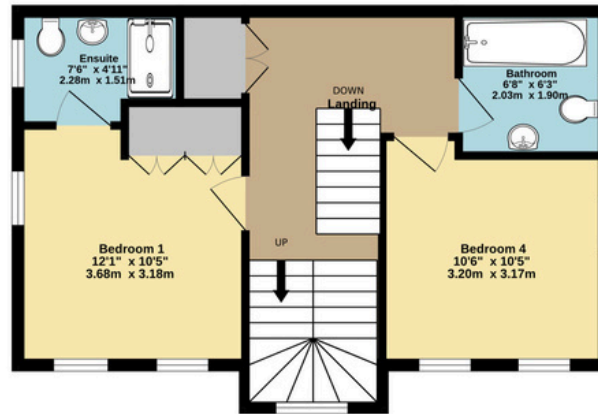




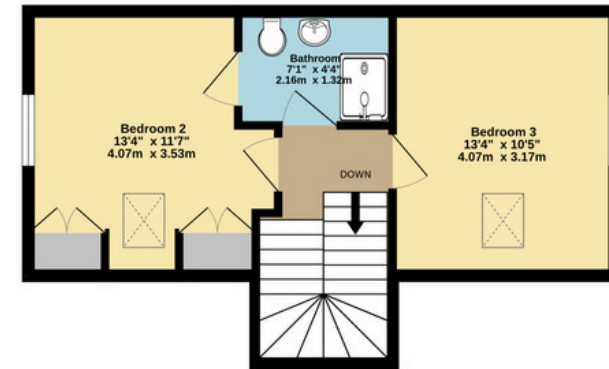
Ground Floor  
455 sq.ft. (42.3 sq.m.) approx.



1st Floor  
455 sq.ft. (42.3 sq.m.) approx.



2nd Floor  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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 as to their operability or efficiency can be given.

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#### Energy performance certificate (EPC)

23, Goldcrest Walk Keynsham BS311A, BS31 2FT	Energy rating <b>B</b>	Valid until:	11 June 2029
		Certificate number:	9628-7882-7338-4951-0970

Property type	Semi-detached house
Total floor area	121 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.

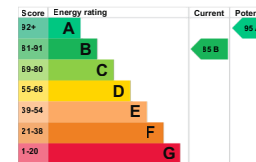
See how to [improve this property's energy efficiency](#).

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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