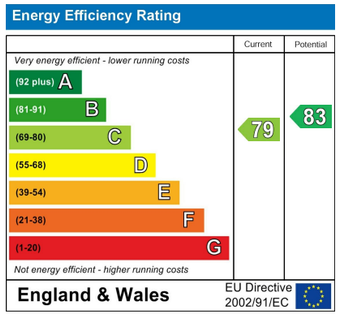


The Mead, Keynsham, Bristol, BS31

Approximate Area = 1167 sq ft / 108.4 sq m
Garage = 156 sq ft / 14.4 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 1370 sq ft / 127.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Davies & Way. REF: 1327204

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19 The Mead, Keynsham, Bristol, BS31 1FE



£525,000

An attractive four bedroom detached home that offers high quality modern accommodation throughout well suited to growing families.

■ Detached ■ Lounge ■ High quality kitchen/dining room ■ WC ■ Four bedrooms ■ En suite to master ■ Family bathroom ■ Parking ■ Garage ■ Gardens

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RICS

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19 The Mead, Keynsham, Bristol, BS31 1FE

A beautifully presented four bedroom detached home set within the sought after The Meadows development, this attractive stone fronted property stands our for its modernised interior and notably generous garden.

Inside, the home is accessed via a bright and welcoming hallway, leading directly into an impressive open plan kitchen/dining room extending over 6.1m (20ft). This striking space features granite worktops, a range of integrated appliances, and a central breakfast bar that is ideal for everyday living and entertaining alike. The ground floor also offers a full length, dual aspect lounge with French doors opening directly onto the garden, along with a convenient downstairs WC. Upstairs, the property provides four well proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a stylish family bathroom with contemporary fittings.

The landscaped rear garden is larger than average for the development and designed for easy maintenance, with a generous lawn, paved patio for outdoor dining, multiple seating areas, timber shed, and well stocked flower beds all set within fenced and walled boundaries. Additional benefits include an off street parking space that's accessed via a dropped kerb and an adjoining garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.5m x 1.9m (11'5" x 6'2")
Obscured double glazed window to front aspect, understairs storage cupboards, power points, stairs rising to first floor landing, opening leading to kitchen/dining room, door leading to lounge.

LOUNGE 6.1m x 3.5m (20'0" x 11'5")
Dual aspect double glazed windows to front and side aspects, double glazed French doors to side aspect overlooking and providing access to garden, radiators, power points.

KITCHEN/DINING ROOM 6.1m x 3.9m (20'0" x 12'9")
to maximum points, dual aspect windows to front and side aspects, luxury fitted kitchen comprising range of wall and base units with granite work surfaces, bowl and a quarter inset sink with mixer tap over, integrated double electric oven, four ring gas hob, fridge, freezer and dishwasher. Inset breakfast bar, power points, granite splashbacks to all wet areas. Dining area offering ample space for family sized dining table and benefitting from a radiator and power points. Door leading to utility room.

UTILITY ROOM 2.1m x 1.6m (6'10" x 5'2")
Double glazed door to rear aspect overlooking and providing access to rear garden, range of low level wall and base units with granite work surfaces over, integrated washing machine, wall mounted gas boiler, radiator, power points, granite splashbacks to all wet areas.

WC 1.6m x 0.9m (5'2" x 2'11")
Modern matching two piece suite comprising pedestal wash hand basin and low level WC, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.5m x 3.3m (14'9" x 10'9")
to maximum points. Access to loft via pull down ladder, built in storage cupboard housing hot water cylinder, radiator, power points, doors leading to rooms.

BEDROOM ONE 3.6m x 3.5m (11'9" x 11'5")
Double glazed window to side aspect overlooking garden, built in triple wardrobe, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.1m x 1.7m (6'10" x 5'6")
Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin, low level WC and oversized walk in shower cubicle with shower off mains supply over, radiator, tiled splashbacks to all wet areas.

BEDROOM TWO 2.9m x 2.8m (9'6" x 9'2")
Double glazed window to side aspect, built in wardrobe, radiator, power points.

BEDROOM THREE 3.2m x 2.4m (10'5" x 7'10")
to maximum points. Dual aspect double glazed windows to front and side aspects, radiator, power points.

BEDROOM FOUR 3m x 2.5m (9'10" x 8'2")
Double glazed window to front aspect, radiator, power points.

BATHROOM 2.6m x 2m (8'6" x 6'6")
Obscured double glazed window to front aspect, modern matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with mixer tap and shower attachment over, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to stone chippings, wall and fenced boundaries, gated path leading to garden, path leading to front door.

GARDEN
Larger than typical garden that's been landscaped with ease of maintenance in mind and mainly laid to lawn with the wall and fenced boundaries, a selection of well stocked beds, patio ideal for entertaining, stone chipping seating area and timber storage shed. Gated path leading to parking and garage.

OFF STREET PARKING
Allocated off street parking for one vehicle that's accessed via dropped kerb and leads to the garage.

GARAGE
Single garage accessed via up and over door, additionally benefitting from power, lighting and storage to eaves.

TENURE
This property is freehold. There is an annual estate charge payable of £201.52.

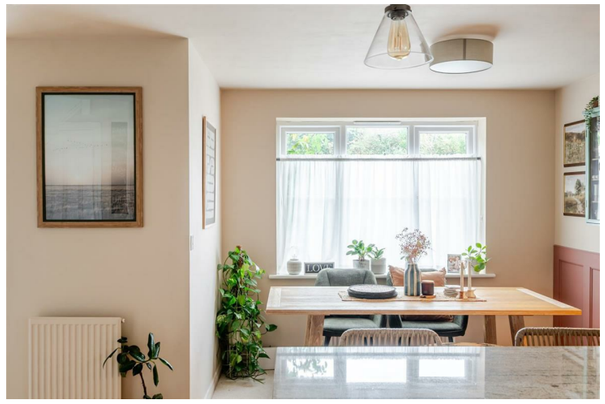
COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: Bath and North East Somerset
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).



















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