



31 WELLSWAY  
KEYNSHAM  
BRISTOL  
BS31 1HS  
£895,000



**A truly wonderful family home, boasting generous room proportions over two floors and offered to the market with no onward selling chain. This wonderful detached property has been enhanced since its original build and now offers an impressive array of accommodation, all of which is presented to an excellent decorative standard.**



**Set within a large plot, this family home benefits a stunning rear garden measuring approximately 140ft in length and 50ft wide. Extensive lawned areas combine with secluded seating areas and lush, mature borders of attractive plants, shrubs and trees. To the front aspect can be found a driveway laid to stone shingle provides off street parking for numerous vehicles.**

**From the driveway a pleasant entrance lobby leads through to a spacious and welcoming hallway. From the hallway, the sitting room, lounge, diner and kitchen can all be accessed, whilst stairs lead from the ground floor to the first floor gallery landing. The hallway is bathed in natural light via the double doors with glazed inserts leading to the lounge / diner overlooking the rear garden. The formal sitting room provides the perfect evening retreat, cosy in nature and positioned to the front of the property with dual windows overlooking the driveway. The second reception room, a more casual room can be found to the rear of the property with a view and direct access via the 'French' doors to the garden. The largest of all three reception rooms is the lounge/diner which spans over 30ft in length and boasts vaulted ceilings and feature picture windows and 'French' doors to the garden.**

**The kitchen comprises a large selection of modern fitted units, integrated appliances and a large expanse of work surfaces over, The small side extension provides natural light via two Velux windows and a window to the rear aspect, From the kitchen can be found a large utility room. Comprising fitted base units, work surfaces and with space and plumbing for a washing machine and tumble dryer. A Upvc door leads from the utility room to the side pedestrian pathway leading from the front to the rear of the property. Completing the ground floor accommodation can be found both a cloakroom and shower room, both of which comprises a modern white suite.**

**To the first floor can be found a light and airy gallery landing leading to all four bedrooms, all of which are double in size and all overlook the lovely rear aspect. The principle bedroom however spans the full length of the property and benefits dual aspect windows to both the rear and front aspects. The family bathroom can be found on this floor and comprises a white, four piece suite.**

**The property is located within this popular, residential location offering a short walk to the high street, countryside walks and the highly acclaimed Wellsway School campus. Within the High Street, a lovely selection of independent shops, cafes and restaurants are on hand. For those looking for an easy commute, Keynsham Train Station offers an quick route into both Bristol & Bath. For those looking for the rural life, beautiful countryside walks can be enjoyed via the picturesque conservation area, Dapps Hill.**





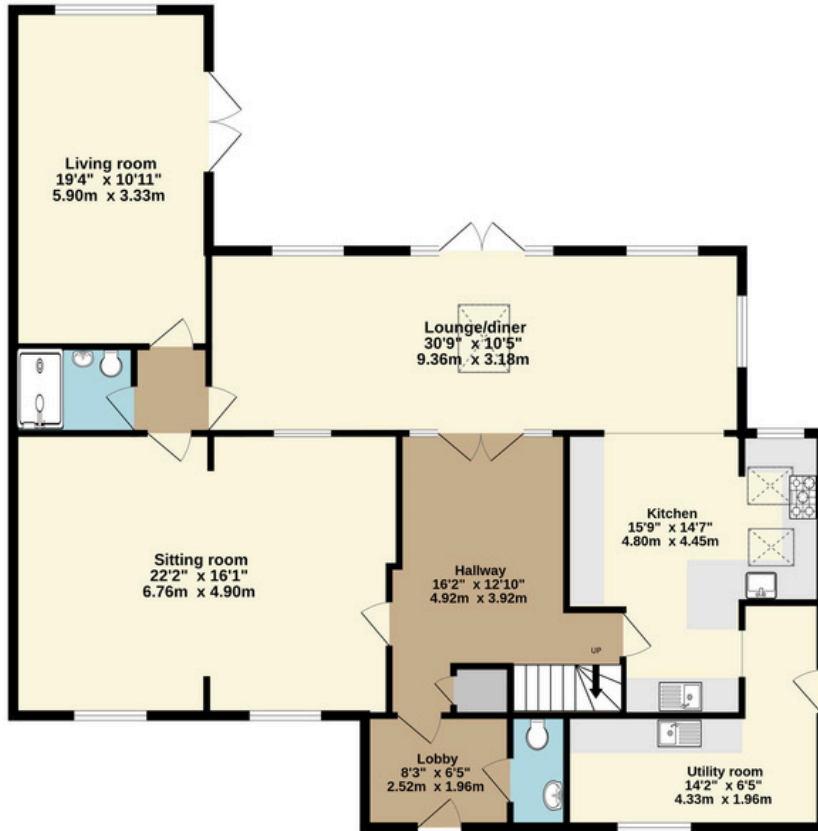








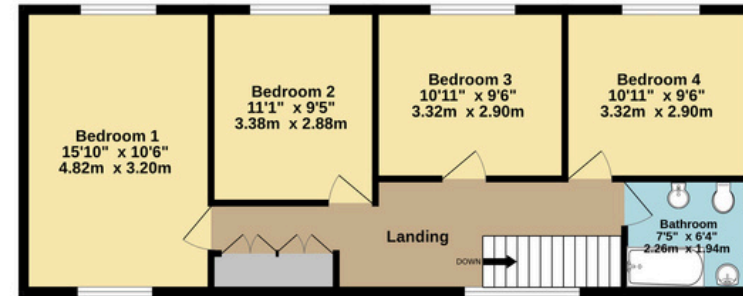
Ground Floor  
1517 sq.ft. (140.9 sq.m.) approx.



TOTAL FLOOR AREA : 2197 sq.ft. (204.1 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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1st Floor  
680 sq.ft. (63.2 sq.m.) approx.



### Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| 31 Wellway<br>Kensham<br>BRISTOL<br>BS31 1HS | Energy rating<br><b>C</b> | Valid until:<br>5 February 2036                 |
|  |                           | Certificate number:<br>0380-2706-1520-2806-1851 |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 198 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 C. It has the potential to be C.

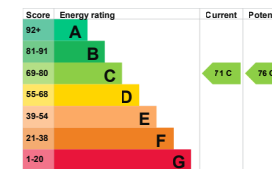
[See how to improve this property's energy efficiency.](#)

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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