



38 LINNET WAY
KEYNSHAM
BRISTOL
BS31 2FP
£475,000



GREGORYS
ESTATE AGENTS

PRESENTED TO AN EXCELLENT DECORATIVE STANDARD AND BOASTING GENEROUS ROOM PROPORTIONS ACROSS ALL THREE FLOORS, THIS MODERN DETACHED HOME IS A WELCOME ADDITION TO THE MARKET.

Constructed by Messrs 'Barratt Homes' circa 2019, this popular style of home is a favourite of buyers due to their spacious feel and their incredible amount of natural light that floods each room. Found upon the appealing 'Bilbie Green' development, the house sits on the fringes of Keynsham surrounded by beautiful open countryside and Woodland Walks.

Internally the property offers a central entrance hallway with both the lounge and kitchen / diner found on either side of the home and spanning the entire length of the property. From the hallway stairs can be found leading to the first floor and a practical and very handy ground floor cloakroom can be found. The lounge benefits dual aspect windows to the front aspect, bathing the room in natural light. The kitchen / diner, again like the lounge, offers impressive proportions, this time however with views and direct access to the garden. The kitchen comprises numerous built in units and appliances with extensive work surfaces over.

To the first floor can be found two lovely double bedrooms, both offering dual aspect windows with the principle bedroom in-particular offering a light and airy feel. The main bedroom also benefits fitted wardrobes and an ensuite comprising a three piece white suite. The family bathroom is positioned on the first floor and like the ensuite comprises a contemporary three piece white suite.

A large, gallery landing then provides access to the second floor via wrap around stairs where two further double bedrooms and the third bathroom can be found. Both bedrooms benefit double glazed windows and 'Velux's' with fitted blinds. The bathroom comprises a three piece white suite with shower rather than a bath.

Externally the property continues to impress with a garage and driveway providing off street parking and an enclosed garden laid to patio and lawn. From the garden a pedestrian gate leads to the front aspect, while the garage can be accessed via a personal door from the garden, as-well as the up and over door providing vehicle access from the driveway.

A truly impressive home and one fairly priced due to the seller holding interest in another home. An early viewing is highly recommended,



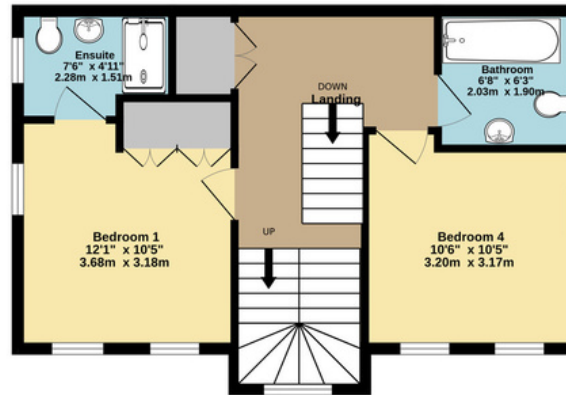




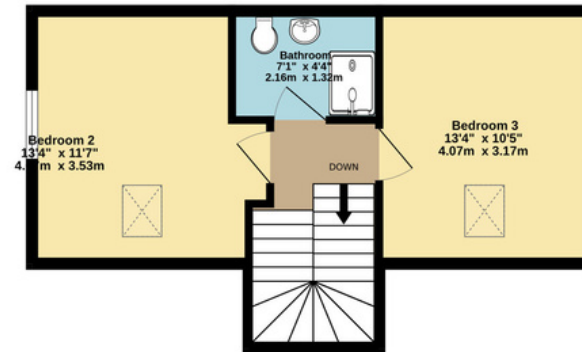
Ground Floor
653 sq.ft. (60.6 sq.m.) approx.



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



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



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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

Energy performance certificate (EPC)

38, Linnet Way Keynsham BRISTOL, BS31 2PP	Energy rating B	Valid until: 5 May 2029 Certificate number: 5111-7335-6690-7451-7906
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Property type	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.

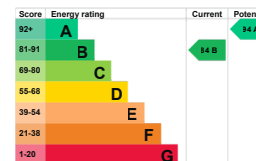
[See how to improve this property's energy efficiency.](#)

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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