



9 FIELDFARE CLOSE
KEYNSHAM
BRISTOL
BS31 2FQ
£585,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS SIZEABLE FOUR BEDROOM DETACHED HOME BENEFITTING FROM PRIME POSITIONING ON THE POPULAR 'BILBIE GREEN' DEVELOPMENT. THE HOME IS ONLY A STONES THROW AWAY FROM THE SCENIC ABBOTS WOOD, WHILST KEYNSHAM HIGH STREET & RAILWAY STATION ARE SITUATED 1.5 MILES AWAY.

Constructed by Messrs David Wilson homes in 2016, this contemporary property offers space in abundance across two floors of accommodation. The well-balanced arrangement offers comfortable room proportions throughout, as well as sought-after versatility, sure to appeal to family buyers. Not only this, but this impressive home also benefits from an array of upgraded fixtures & fittings, adding to the premium feel of the offering.

The property makes an inviting first impression, boasting an impressive bay fronted facade, double driveway & double garage, radiating kerb appeal. Upon entering, a spacious entrance hall can be found, opening to the sizeable lounge that sits to the front aspect, whilst to the rear is a full width kitchen/diner. The modern fitted kitchen benefits from ample worktop space & storage, as well as a selection of integrated appliances to include a premium 'AEG' double oven & five ring gas hob. Off the kitchen sits a handy utility room, whilst a separate cloakroom WC complete the practical benefits of the home. Finally, an additional versatile reception room completes the ground floor offering, lending itself as an ideal study, sure to appeal to those searching for a home working space.

Located on the first floor are four well-proportioned double bedrooms, three of which benefitting from bespoke fitted wardrobes, and the primary bedroom enjoying use of a modern ensuite shower rooms. In addition to this, a four piece family bathroom, styled with a neutral suite, complete the internal offering.

The exterior continues the home's premium appeal, no more so than the landscaped rear garden. The low maintenance garden is styled with a large paved patio, with additional white stone shingle seating area & raised borders enclosed via wooden sleepers with established plants & shrubs.

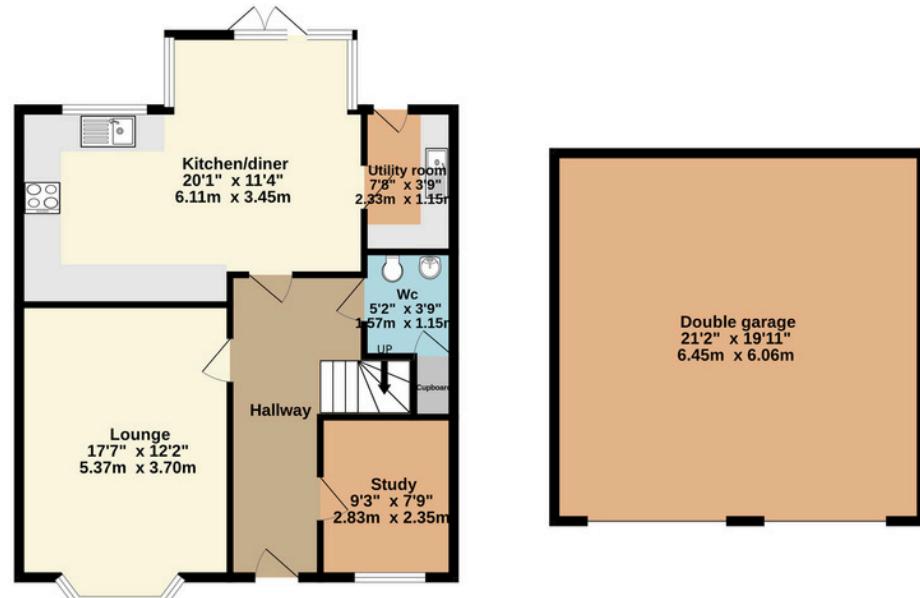
To the front aspect, the large double garage benefit from two electric roller doors to the front aspect, offering ample storage space, whilst the driveway in front can accommodate two vehicles comfortably.

A premium detached home, offered with no onward chain, an early viewing comes highly recommended.

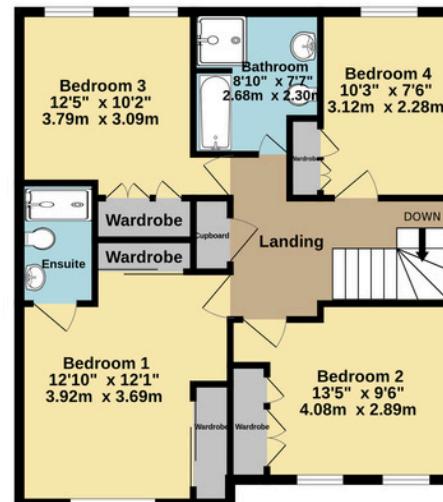




Ground Floor
1192 sq.ft. (110.7 sq.m.) approx.



1st Floor
699 sq.ft. (65.0 sq.m.) approx.



Energy performance certificate (EPC)

9, Fieldfare Close Kingsmead BRISTOL BS31 2FQ	Energy rating B	Valid until: 20 December 2026
2798-9942-7392-4296-1904	Certificate number:	

Property type: Detached house
Total floor area: 143 square metres

Rules on letting this property

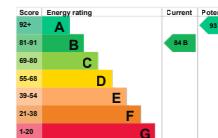
Properties can be let if they have an energy rating from A to E. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

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



TOTAL FLOOR AREA : 1891 sq.ft. (175.7 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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