



22 MARTOCK ROAD
KEYNSHAM
BRISTOL
BS31 1XA
£639,950

A wonderful family home, boasting generous room proportions, a sunny, south westerly garden and located in this popular residential cul-de-sac. Sitting adjacent to Manor Road woodland and nature reserve and only a moments walk to Manor Road playing fields, the property offers an un-rivalled position, that the current owners have enjoyed during their time at the property.

Extended to the rear of the property and with re-configured ground floor accommodation, this detached property has been re-designed to meet the needs of any family buyer. Presented to an excellent standard throughout, the property has seen numerous improvements, most recently a new family bathroom comprising a superb, contemporary, four piece white suite.

In addition to the internal enhancements, externally the property see's the most valuable addition to the home, in terms of fitted solar panels. The large selection of owned panels span not only the main roof to the property, but also to the extended element to the property. These panels benefit from the sunny south, westerly orientation to the rear, providing maximum financial benefit to the homeowner. Last year alone, the sellers saw their gas and electricity bill fall to only £250 for the entire year. Given the increasing cost of utility bills - this is a highly valuable asset to the dwelling.

Internally the property boasts an impressive list of accommodation, The entrance hallway leads to a downstairs cloakroom and a home office, which comfortably accommodates two work stations. The sitting room is a welcoming, separate living space, positioned to the front of the property overlooking the front garden. To the rear of the property and spanning the full width of the house is an open plan, kitchen/dining/family room, with views and direct access via the Bi-folding doors. Generously proportioned the room provides adequate space for a dining table and second lounge area. The kitchen comprises a large selection of fitted units and expansive





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Appointed to the first floor, and accessed via the first floor landing can be found four bedrooms, all of which are comfortable, useable rooms. The main principle bedroom benefits fitted wardrobes and the smallest of all four, two fitted storage cupboards. The family bathroom has been enlarged to accommodate a separate shower enclosure, in addition to contemporary bath, modern vanity unit and wash hand basin and a close coupled wc.

To the front aspect can be found an area laid to lawn with plants and shrubs and a driveway providing off street parking for numerous vehicles and leads to the single garage. The garage conveniently benefits pedestrian access direct from the kitchen and then to the rear garden via a Upvc door. A utility area to the rear of the garage benefits with space and plumbing for a washing machine and tumble dryer.

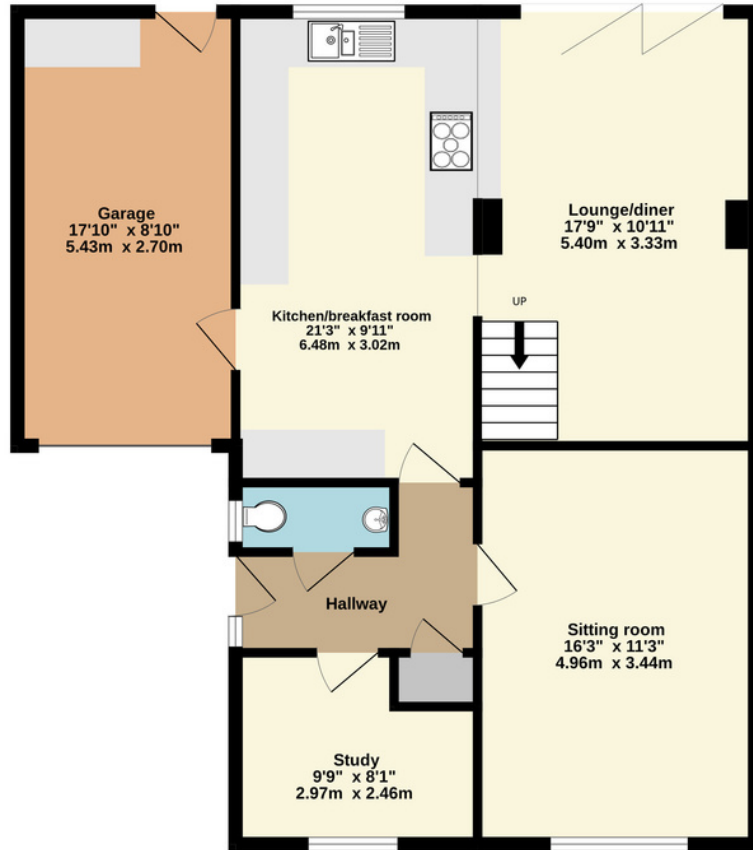
A truly impressive family home, one that we feel any family buyer would not fail to be impressed with. A must view in our opinion



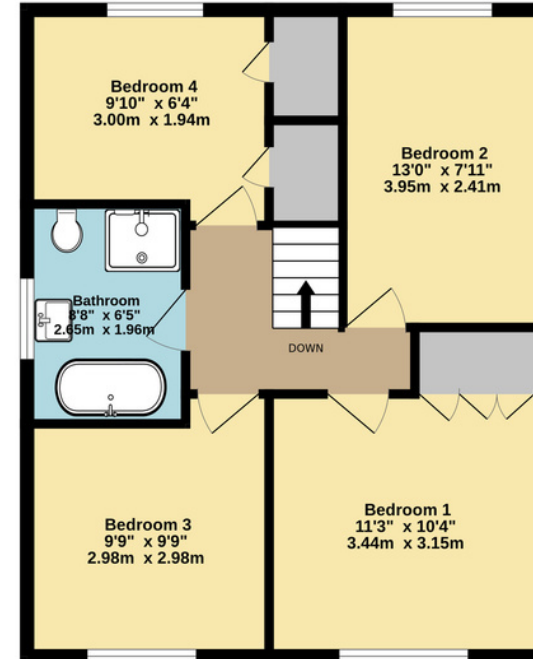




Ground Floor
879 sq.ft. (81.6 sq.m.) approx.



1st Floor
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.9 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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