

2 FIELDFARE CLOSE  
KEYNSHAM  
BRISTOL  
BS31 2FQ  
OFFERS OVER £475,000



GREGORYS  
ESTATE AGENTS

**SET WITHIN THE POPULAR BILBIE GREEN DEVELOPMENT, CLOSE TO THE SCENIC WALKS OF ABBOTS WOOD AND WITHIN EASY REACH OF KEYNSHAM HIGH STREET AND RAILWAY STATION, THIS IMPRESSIVE FOUR-BEDROOM SEMI-DETACHED HOME OFFERS GENEROUS FAMILY ACCOMMODATION AND THE ADDED BENEFIT OF A THOUGHTFULLY DESIGNED REAR EXTENSION.**

Built by the highly regarded David Wilson Homes less than ten years ago, the property provides approximately 1,480 sq. ft. of well-planned living space arranged over three floors. Enhanced by the current owners with a single-storey rear extension, the home offers a larger footprint than many similar properties in the development, creating a fantastic environment for modern family life.

The welcoming entrance hall leads to a practical study at the front of the property, ideal for those working from home, while a convenient cloakroom sits opposite. To the rear, the home opens into a superb open-plan family space that forms the heart of the property. Combining a stylish kitchen with integrated appliances, dining area and comfortable sitting space, this bright and sociable room has been designed with everyday living and entertaining in mind. Large doors and a feature rooflight flood the room with natural light, while providing attractive views across the mature rear garden.

On the first floor, a spacious full-width reception room spans the rear of the property and offers excellent flexibility. Currently used as a lounge, it could equally serve as a generous double bedroom if required. To the front, the principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room.

The second floor hosts two further well-proportioned double bedrooms alongside a modern family bathroom. Throughout the home, the accommodation has been beautifully maintained and tastefully styled, with quality fixtures and fittings creating a turnkey property ready to be enjoyed. The current owners have also introduced character and personality through thoughtful décor choices, giving the home a distinctive feel that sets it apart from many newer-build properties.

Outside, the rear garden has been designed for both relaxation and enjoyment, featuring a large raised decking area ideal for outdoor dining and entertaining. Steps lead down to a lawned garden with attractive raised planting beds, perfect for keen gardeners. To the front, the property benefits from driveway parking, an EV charging point and a single garage with personal access to the rear garden, providing excellent storage and practicality.

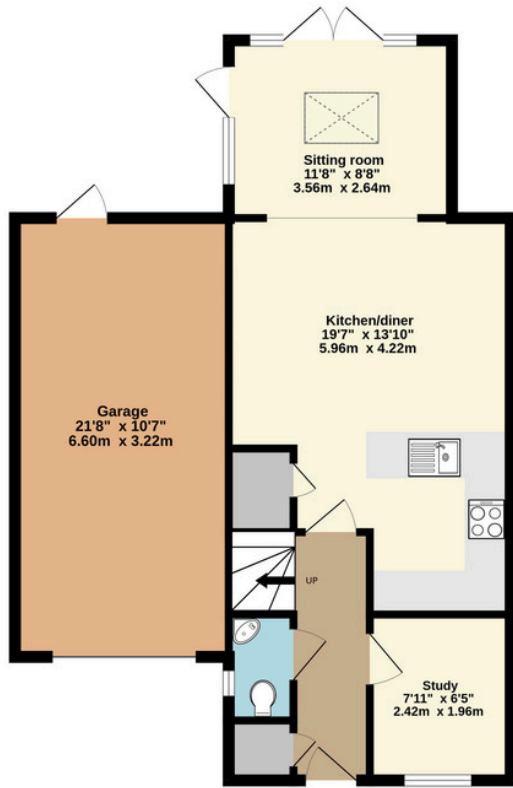
A superb modern family home that has been thoughtfully enhanced and beautifully presented throughout. Offered to the market with a suited vendor, early viewing is strongly recommended.



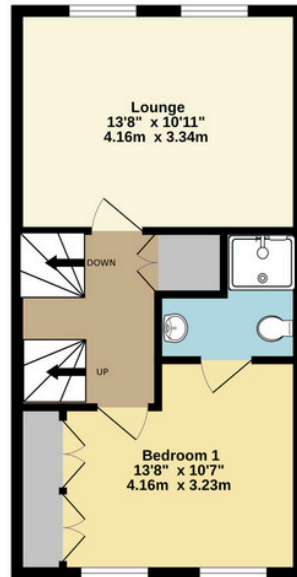




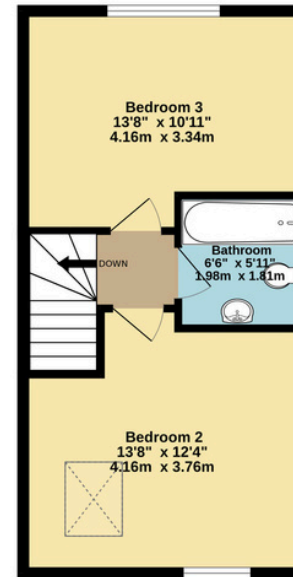
Ground Floor  
710 sq.ft. (66.0 sq.m.) approx.



1st Floor  
386 sq.ft. (35.8 sq.m.) approx.



2nd Floor  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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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### Energy performance certificate (EPC)

2, Fieldfare Close Keynsham BRISTOL BS31 2FQ	Energy rating <b>B</b>	Valid until: 19 June 2026
		Certificate number: 2508-1021-7336-4156-5990

Property type: Semi-detached house  
Total floor area: 80 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>

### Energy rating and score

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

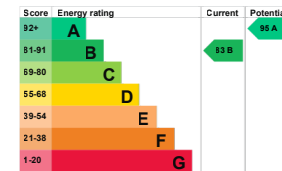
See [how to improve this property's energy efficiency](#).

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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