



4 GOLDCREST WALK
KEYNSHAM
BRISTOL
BS31 2FT
£419,950

POSITIONED WITHIN THIS POPULAR KEYNSHAM DEVELOPMENT, THIS IMPRESSIVE FOUR-BEDROOM END OF TERRACE HOME OFFERS GENEROUS SPACE, EXCELLENT VERSATILITY AND SOME PARTICULARLY DESIRABLE EXTRAS – INCLUDING AN ADJOINING GARAGE, DRIVEWAY PARKING AND A SOUTH-FACING REAR GARDEN.

Built by Barratt Homes and presented to an excellent standard throughout, the property is arranged over three floors, making it a fantastic choice for first-time buyers, couples or growing families looking for a home they can enjoy for years to come.

The welcoming entrance hallway leads into the ground floor accommodation, with the kitchen positioned to the front. Fitted with a good range of wall and base units, there is still plenty of room for a breakfast table, creating a practical space for everyday living.

The real hub of the home is the impressive lounge/diner, which spans the full width of the property and overlooks the rear garden. French doors, alongside full-height side windows, bring plenty of natural light into the room and open directly onto the garden. There is more than enough space for a comfortable lounge and dining area, making this a great room for both relaxing and entertaining. A useful cloakroom completes the ground floor.

The first floor provides three bedrooms, including two comfortable doubles and a well-proportioned third bedroom. Currently used as a home office, this room offers excellent flexibility and could equally suit a nursery, child's bedroom or dressing room. The modern family bathroom is also located on this floor.





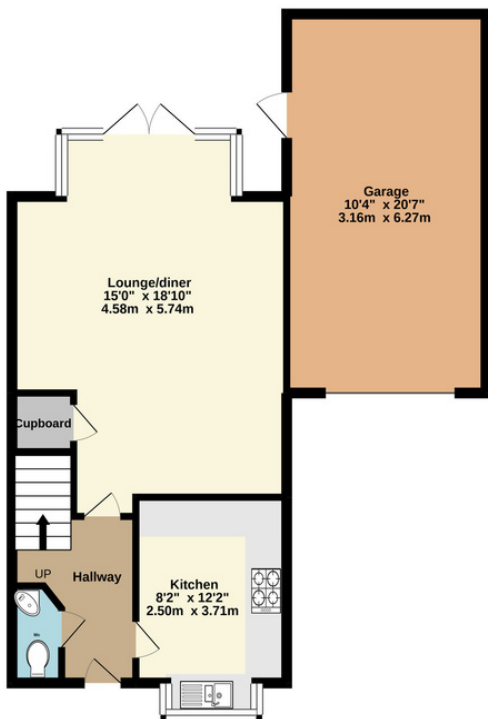
Taking up the entire second floor, the principal bedroom is a fantastic space and a real feature of the home. The impressive vaulted ceiling, combined with two large Velux windows, creates a bright and airy feel, while the modern en-suite shower room adds that all-important extra touch of convenience.

Outside, the south-facing rear garden is a real bonus, offering a private and enclosed space with patio and lawn areas, complemented by established plants and shrubs. To the front and side, the property benefits from an adjoining garage and driveway parking, providing excellent off-road parking and useful additional storage.

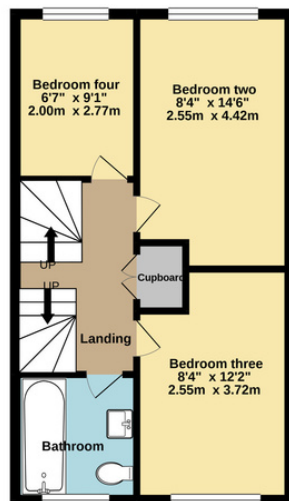
OFFERING FOUR BEDROOMS, GENEROUS LIVING ACCOMMODATION AND A GREAT COMBINATION OF INDOOR AND OUTDOOR SPACE, THIS IS A HOME THAT TICKS PLENTY OF BOXES - PARTICULARLY FOR THOSE LOOKING TO TAKE THEIR FIRST STEP ONTO THE PROPERTY LADDER OR A YOUNG FAMILY WANTING ROOM TO GROW.



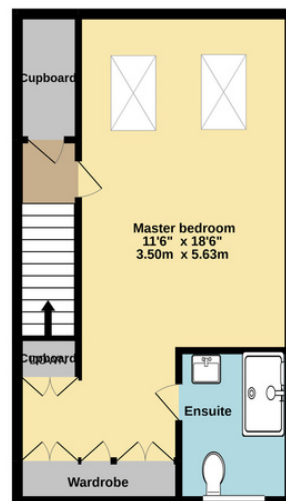
Ground Floor
669 sq.ft. (62.2 sq.m.) approx.



1st Floor
401 sq.ft. (37.3 sq.m.) approx.



2nd Floor
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 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) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

4, Goldcrest Walk
Keynsham
BRISTOL
BS31 2FT

Energy rating
B

Valid until: 30 May 2027

Certificate number: 0950-3829-7758-9073-6921

Property type: End-terrace house
Total floor area: 120 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.

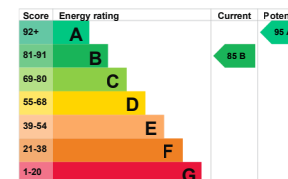
[See how to improve this property's energy efficiency.](#)

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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