

92 FAIRFIELD WAY
KEYNSHAM
BRISTOL
BS31 1GD
£450,000



GREGORYS
ESTATE AGENTS

FOUND IN AN ENVIABLE POSITION ON THE SOUGHT-AFTER HYGGE PARK DEVELOPMENT, CAN BE FOUND THIS IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED HOME, BENEFITTING FROM DRIVEWAY PARKING & A SIZEABLE SOUTHERLY FACING REAR GARDEN.

Constructed circa 2021 by highly regarded Messrs Crest Nicholson, this impressive modern home is found to the fringes of the estate and benefits from a larger than typical plot, setting this home apart from its peers. Not only this, but under the current ownership the property has been tastefully upgraded, adding welcomed character throughout to this contemporary offering.

The home offers well-balanced accommodation across two floors, benefitting from comfortable proportions throughout and offers excellent versatility, presenting an ideal opportunity for first-time buyers, growing families, or those looking to downsize. The property welcomes with a spacious entrance hall leading to an contemporary fitted kitchen diner to the front aspect of the ground floor, finished with timeless shaker style units and a full selection of integrated appliances. To the rear of the ground floor can be found a full width lounge benefitting from 'French doors' opening onto the rear garden, and features a bespoke media wall. Completing the ground floor offering is a practical cloakroom WC.

The first floor accommodation comprises of three bedrooms, two of which being comfortable double rooms, with the principal bedroom benefitting from full height fitted wardrobes and a stylish three piece ensuite shower room. Completing the first floor accommodation is a modern three piece family bathroom finished in a neutral white suite.

Outside, the offering is equally as impressive, with the rear garden enjoying a sunny southerly aspect, and is mainly laid to lawn with a feature patio area, perfect for alfresco dining. Gated side access leads to the double driveway positioned to the side of the property, whilst the established front garden makes an inviting first impression.

Hygge Park enjoys a range of convenient amenities nearby, with Waitrose supermarket being within a short stroll away, whilst the popular Flourish at Glenavon Farm is also within walking distance. The development has become increasingly popular with family buyers due to the Ofsted Outstanding rated Two Rivers Primary School being on site, whilst also falling within the Wellsway School secondary school catchment area. Finally, the development benefits from excellent public transport links via rail & bus, both being easily accessible from Hygge Park.

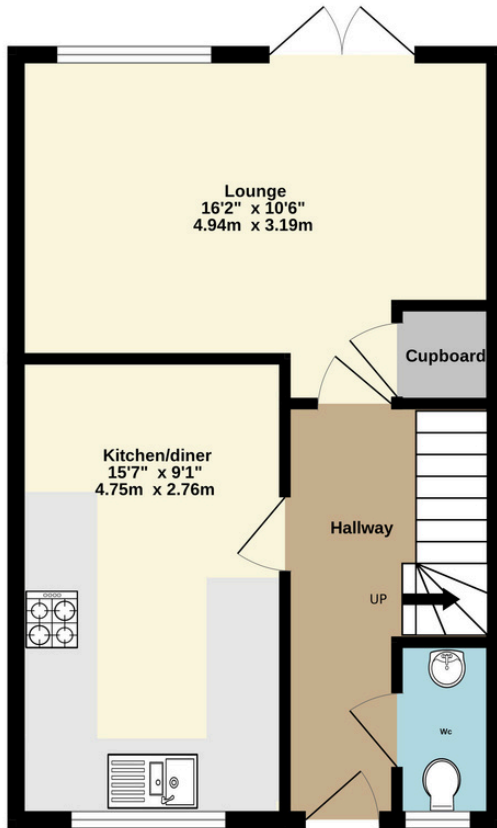
A premium of its kind, this exemplary home is simply a must view.



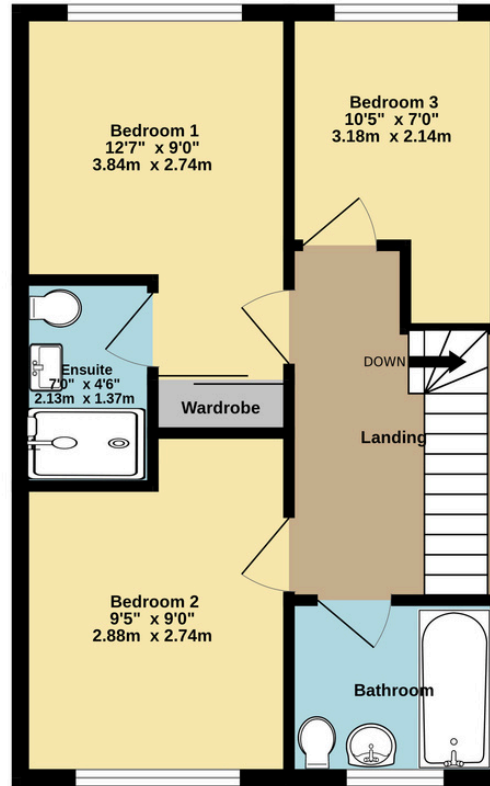




Ground Floor
422 sq.ft. (39.2 sq.m.) approx.



1st Floor
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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)

92, Fairfield Way Keynsham Bristol BS31 1GD	Energy rating	Valid until:	3 August 2031
	B	Certificate number:	0380-3204-3080-2609-6255

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-rules>

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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