



21 ORCHID DRIVE
KEYNSHAM
BRISTOL
BS31 1FG
£525,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS SIZEABLE DETACHED RESIDENCE, BOASTING A PRIME POSITION ON THE POPULAR 'MEADOWS' DEVELOPMENT.

Constructed by Messrs Taylor Wimpey circa 2014, this impressive home benefits from well-proportioned rooms throughout, and a balanced arrangement which is sure to appeal to an array of buyers. Internally the property is presented to an excellent decorative standard having recently benefited from newly fitted carpets throughout, and redecoration of the entire home.

Entrance to the property is via a large, central hallway, providing access to all rooms. To the front of the property, a formal dining room and practical study/home office can be found. The lounge and kitchen/breakfast room can be found to the rear of the property, both benefitting 'French' doors and floor to ceiling, side panel windows leading to the lawned, rear garden. The fitted kitchen comprises numerous fitted units and a selection of integrated appliances. A breakfast table would sit comfortably in the kitchen, allowing for a secondary dining area, in addition to the separate dining room. A handy cloakroom completes the ground floor accommodation.

To the first floor can be found four bedrooms, all of which are double in nature, with the two largest rooms benefitting en-suite shower rooms. Fitted wardrobes have been added to enhance the principle and guest bedrooms. A family bathroom can be found from the landing and comprises a modern, three piece white suite, completing the internal offering.

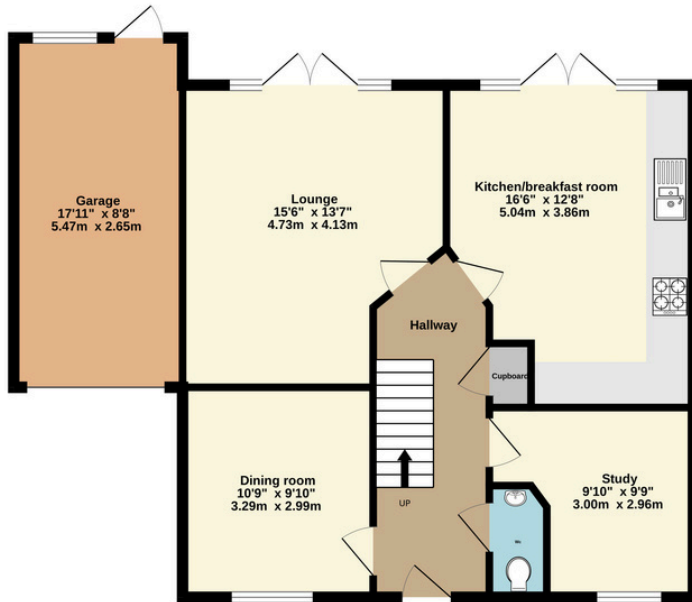
Externally, this attractive home is equally as impressive, boasting a larger than typical rear garden, mainly laid to lawn with a patio area perfect for alfresco dining. The property also offers a single garage to the side aspect, with driveway parking to the front.

Situated in the quiet Orchid Drive, and benefiting from a leafy outlook to the front aspect, this attractive home requires an internal viewing to fully appreciate the complete offering.

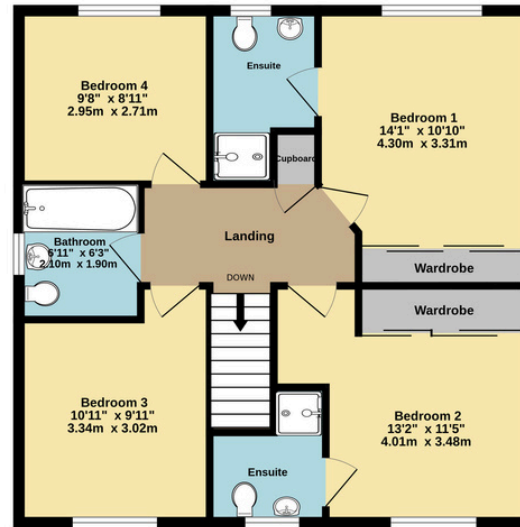




Ground Floor
847 sq.ft. (78.7 sq.m.) approx.



1st Floor
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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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Energy performance certificate (EPC)

21 Orchid Drive Keynsham BRISTOL BS31 1FG	Energy rating C	Valid until:	30 June 2035
		Certificate number:	0340-2980-1550-2294-5231

Property type	Detached house
Total floor area	132 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 C. It has the potential to be B.

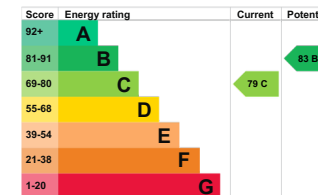
[See how to improve this property's energy efficiency.](#)

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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