

3 ORCHARD CLOSE  
KEYNSHAM  
BRISTOL  
BS31 2EG  
£465,000



GREGORYS  
ESTATE AGENTS

**Offered to the market with a complete onward chain and positioned within this popular cul-de-sac position can be found this recently refurbished, semi detached property.**

**This generously proportioned home has been lovingly restored and modernised in recent years and now presents as a superb and spacious home. Entrance is via a large and welcoming hallway with stunning 'Parquet' flooring. A bay fronted lounge overlooks the front aspect and features a stunning media wall and fireplace. To the rear of the property an impressive kitchen / diner provides views and direct access to the rear garden and benefits under floor heating. The kitchen comprises a large selection of contemporary built in units with a selection of built in appliances. A downstairs cloakroom completes the ground floor accommodation. To the first floor can be found three bedrooms, all of impressive proportions and a luxury bathroom, once that has been extended from the original and now boasts a four piece, modern white suite with a large walk in shower, complete with rain fall shower.**

**Further benefits include gas central heating from a newly installed system and combination boiler, recently replaced double glazed windows, upgraded electrical systems which also include internet cables installed to the majority of rooms.**

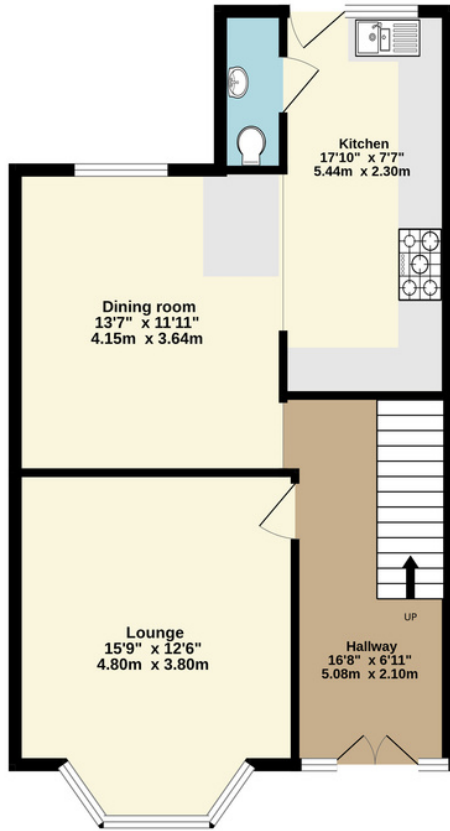
**Externally the property sits in substantial grounds with a superb 70ft rear garden, private in nature and enjoying a sunny, southerly aspect. The garden is currently a work in progress and will be complete laid to lawn. To the front aspect a driveway provides off street parking and leads to a single garage.**

**Sat on the fringes of Keynsham with beautiful open countryside walks only a moments walk away, yet within a 10 minute walk to the bustling Keynsham High Street and Train Station, Orchard Close is ideally situated for professional couples and families alike.**

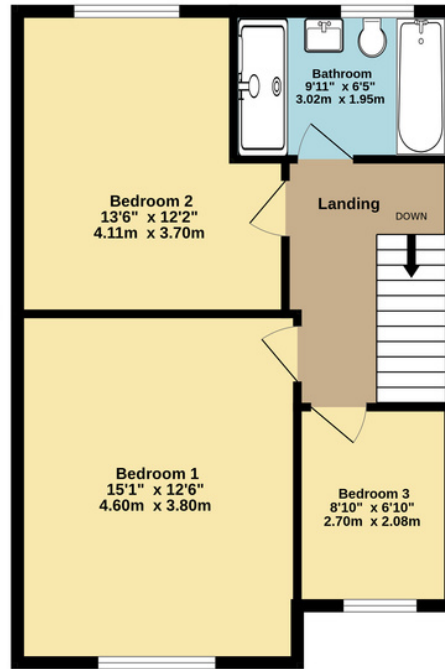




Ground Floor  
614 sq.ft. (57.1 sq.m.) approx.



1st Floor  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 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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