

25 PRIORY ROAD
KEYNSHAM
BRISTOL
BS31 2BX
£635,000



GREGORYS
ESTATE AGENTS

Positioned within this quiet corner of Keynsham, only a short walk to Keynsham Train Station & High Street, can be found this superb detached residence. Offered for sale with no onward chain, this spacious family home offers numerous benefits for any buyer, particularly families looking to upsize. Not only is the property perfectly situated to access the bustling high street, the open space of Somerdale playing field and the lovely river walk can be found only a stones throw from the property

Occupying an extensive plot, the property sits within mature gardens which wrap around all four aspects. An element of privacy is offered due to the mature boundary foliage and attractive stone walls. Entrance is via the extensive driveway which leads to a large car port and double garage, with off street parking available for multiple vehicles. The plot comprises numerous patio and seating areas. The mature grounds include a fish pond and water feature, whilst a number of fruit trees, most note-ably of the pear and apple variety can be enjoyed. A stone built outbuilding, complete with power and light provide a practical, secure storage area. The landscaped, lawned areas can be found to the south aspect of the plot, ensuring a sunny area for any family to enjoy.

Internally the property comprises a central hallway with stairs leading to the first floor and access to the ground floor accommodation. The lounge spans the full length of the property and is bathed in natural light due to the triple aspect doors and windows. A lean to conservatory has been added over the years and sits proudly overlooking the gardens. A formal dining room can be found adjacent to the separate fitted kitchen. The dining room benefits an original serving hatch, whilst also including sliding patio doors leading to a paved patio area. A practical and must have cloakroom and utility room can also be found, with the utility room providing direct access to the double garage.

The gallery landing again benefits natural light, something that is apparent throughout the entirety of the property. The superb principle bedroom is impressive not only in proportion, but provides a lovely open aspect to all three aspects via four double glazed windows. An en-suite shower room provides a second bathroom to the property, and comprises a three piece white suite. Two further bedrooms and the main family bathroom complete the first floor. The loft space provides superb scope for further enhancement to this already lovely family home. Currently set up as two informal rooms, both benefitting natural light via the 'Velux' windows, however currently accessed via a fitted pull down loft ladder. This space would make a fantastic 'get away' room for a hobby enthusiast or those looking to invest, could perhaps add to the bedroom numbers currently in place (subject of course to the necessary permissions).

This is a truly special family home, located in a quiet, yet convenient location in Keynsham - a must view!

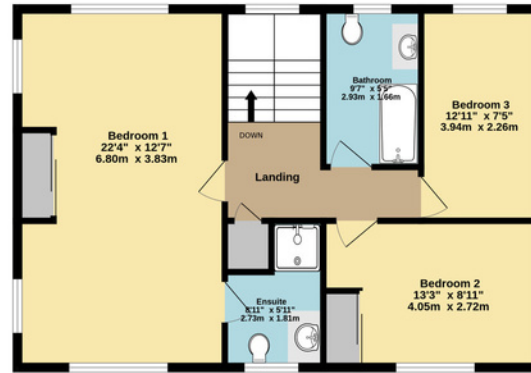




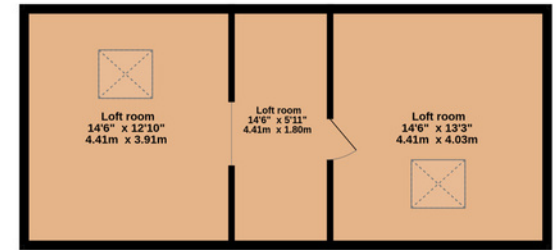
Ground Floor
1228 sq.ft. (114.1 sq.m.) approx.



1st Floor
703 sq.ft. (65.3 sq.m.) approx.



2nd Floor
464 sq.ft. (43.1 sq.m.) approx.



Energy performance certificate (EPC)

25 Priory Road Keynsham BRISTOL BS31 2BX	Energy rating D	Valid until: 5 March 2034 Certificate number: 9134-9627-6300-0636-5202
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Property type: Detached house
Total floor area: 142 square metres

Rules on letting this property

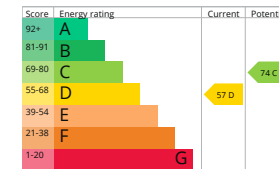
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

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

0117 986 6644

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