



**55 GREENFIELD ROAD
KEYNSHAM
BRISTOL
BS31 1FJ
£409,950**



G R E G O R Y S
ESTATE AGENTS

VENDOR SUITED
SITUATED IN A PRIME POSITION TO THE
OUTSKIRTS OF THE POPULAR 'THE MEADOWS'
DEVELOPMENT, CAN BE FOUND THIS PREMIUM
THREE BEDROOM END OF TERRACE
TOWNHOUSE, CONSTRUCTED BY MESSRS
TAYLOR WIMPEY CIRCA 2016.

Benefitting from an open aspect to the front, and on the doorstep of Abbots Wood, this attractive offering benefits from a sought-after position, not commonly found on modern developments. In addition to the uninterrupted front aspect, the rear of the property has the advantage of complete privacy, again, a rare benefit for a modern home.

The property has been enhanced throughout by the current owners, now boasting a range of premium upgrades sure to appeal to an array of buyers. The spacious home welcomes with entrance hallway leading to a kitchen/diner to the front aspect boasting a contemporary fitted kitchen complete with a full selection of integrated AEG appliances. To the rear of the ground floor a bright lounge spans the full width of the accommodation, benefitting from 'French' doors opening to a feature conservatory serving as an ideal space for an evening glass of something. A welcomed additional reception space adding to the already sizeable arrangement.

To the first floor, two bedrooms can be found, and a modern three piece family bathroom. The standout feature however is the top floor, dedicated entirely to the principal bedroom, with its impressive vaulted ceiling, bespoke fitted wardrobes, and large en-suite shower room.

Externally, this premium home continues to impress with an manicured south facing rear garden, benefitting from direct access into the single garage to the rear. Parking can be found in front of the garage, as well as an additional allocated parking space in the cul-de-sac behind.

A fine example of "The Scotney" style of home, and one which simply is a must view.



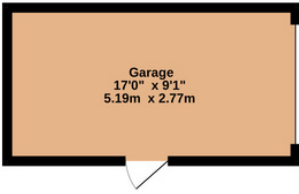
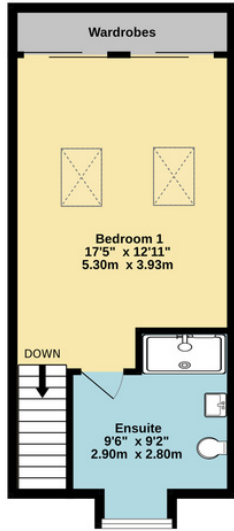
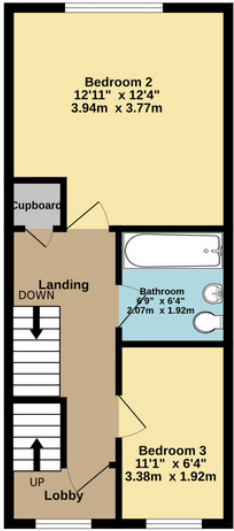
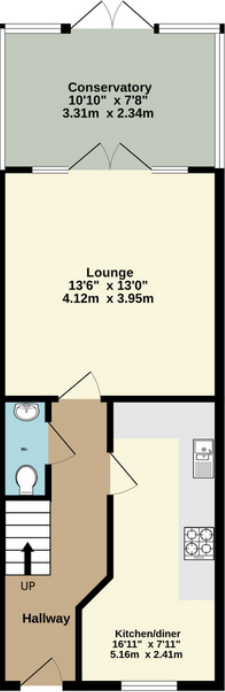


Ground Floor
504 sq.ft. (46.8 sq.m.) approx.

1st Floor
396 sq.ft. (36.8 sq.m.) approx.

2nd Floor
380 sq.ft. (35.3 sq.m.) approx.

Garage
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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)

| | | | |
|---|---------------|---------------------|--------------------------|
| 55, Greenfield Road Kensham BRISTOL BS31 1FJ | Energy rating | Valid until: | 15 August 2026 |
| | B | Certificate number: | 9868-8076-7318-4966-6910 |

| | |
|------------------|-------------------|
| Property type | End-terrace house |
| Total floor area | 102 square metres |

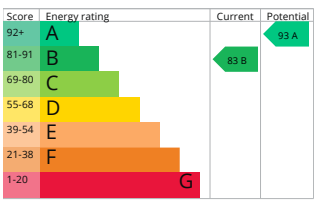
Rules on letting this property

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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