

20 ARCADUS WAY  
KEYNSHAM  
BRISTOL  
BS31 2GE  
£900,000



GREGORYS  
ESTATE AGENTS



**A superb opportunity to purchase, what is arguably one of the most impressive, recently built homes. Occupying a pleasant spot within Keynsham's Somerdale development, with far reaching views of the surrounding countryside, can be found this impressive, detached residence. 'The Brading' was constructed circa 2020 by Messrs 'Taylor Wimpey' and offers generous accommodation, of which the majority is bathed in natural light and presented to the highest of decorative standards. The development can be found only a short walk from Keynsham High Street & Train Station, and offers a vast array of facilities on site.**



**Generous room proportions benefit, with the accommodation found over two floors. Upon entry to the property, a welcoming hallway greets with access to the cloakroom, a bay fronted formal lounge overlooking the front aspect and a full width, large open plan family room to the rear aspect. Two sets of Bi-folding doors not only allow for natural light to flood this room, but also offer seamless access to the rear garden. The fitted kitchen comprises a large selection of contemporary fitted units, including a large fitted island, perfect for entertaining and socialising. Adequate space remains for a dining table and a sitting area - making this an ideal, all day room. A handy utility room provides the practical space for a washing machine and tumble dryer and provides further access to the gardens.**



**A large gallery style landing can be found from the wrap around staircase, which in turn leads to four double bedrooms, a home office and the family bathroom. The principle bedroom, is truly an impressive space with a walk in wardrobe, en-suite shower facilities and 'French' doors leading out onto a balcony, whereby the countryside views can be enjoyed. The guest bedroom also benefits en-suite facilities, whilst both bedroom two and three include 'French doors', maximising views of the area. The fourth bedroom again is a large double with a bay window overlooking the front aspect.**

**Externally, private gardens can be found to the rear aspect, with a driveway providing off street parking to the front aspect. The double garage has been converted into a fantastic home gym, with further secure storage area accessed via the home gym and the up and over vehicle door from the driveway.**





Ground Floor  
1349 sq.ft. (125.3 sq.m.) approx.



1st Floor  
1344 sq.ft. (124.9 sq.m.) approx.



TOTAL FLOOR AREA : 2693 sq.ft. (250.2 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.  
Made with Metropix ©2023

Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| 20, Arcadius Way<br>Keynsham<br>BRISTOL<br>BS31 2GE | Energy rating<br><b>B</b> | Valid until:<br>2 February 2030              |
|   |                           | Certificate number: 8750-7932-6810-4547-5206 |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 214 square metres |

Rules on letting this property

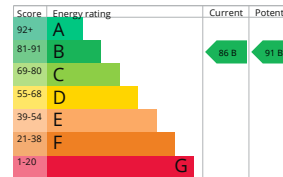
Properties can be let if they have an energy rating from A to E.

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 current energy rating is B. 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



0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

