

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Palm Road, Keynsham, Bristol, BS31

Approximate Area = 1224 sq ft / 113.7 sq m  
Garage = 223 sq ft / 20.7 sq m  
Total = 1447 sq ft / 134.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1363844



DAVIES & WAY

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38 Palm Road, Keynsham, Bristol, BS31 1GH



£575,000

A modern four bedroom detached home located on the edge of a popular development.

- Detached ▪ Lounge ▪ Kitchen/Dining room ▪ Utility room ▪ WC ▪ Four bedrooms ▪ En suite to master ▪ Family Bathroom ▪ Garage ▪ No onward chain

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38 Palm Road, Keynsham, Bristol, BS31 1GH

Tucked away in a quiet corner of the highly sought after Hygge Park development and enjoying an open outlook over adjoining woodland, this beautifully presented four bedroom detached home offers high-quality, modern accommodation throughout. Its peaceful position, combined with close proximity to the Wellsway school complex, makes it an ideal choice for growing families.

Internally, the ground floor features a welcoming entrance hallway leading to a bay-fronted lounge with a feature wall, and an impressive L-shaped kitchen/dining room fitted with a range of integrated appliances and offering direct access to the rear garden. A useful utility room and a separate WC complete the ground floor layout. Upstairs, a spacious landing with built-in storage gives access to four well proportioned bedrooms, including a principal bedroom with en suite shower room, along with a luxurious family bathroom.

Externally, the home sits at the end of a private driveway with a front lawn and ample off-street parking. The rear garden has been landscaped with ease of maintenance in mind, featuring two patio areas, artificial lawn, and stylish exterior lighting. Further benefits include a detached single garage and the advantage of no onward chain.

INTERIOR

GROUND FLOOR

**ENTRANCE HALLWAY 4.3m x 2.5m (14'1" x 8'2" )**  
Understairs storage cupboard housing consumer unit, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

**LOUNGE 4.9m x 3.5m into bay (16'0" x 11'5" into bay )**  
Double glazed bay window to front aspect, feature wall, radiator, power points.

**KITCHEN/DINING ROOM 6m x 4.6m (19'8" x 15'1" )**  
to maximum points. An 'L' shaped room with double glazed window to rear aspect overlooking rear garden and double glazed French doors with inset blinds to rear aspect overlooking and providing access to rear garden. Kitchen comprising range of matching soft close wall and base units with roll top work surfaces over, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances including double electric oven, four ring gas hob with stainless steel extractor over, fridge, freezer and dishwasher. Wall mounted gas combination boiler, power points, splashbacks to all wet areas. Dining area offering ample space for family sized dining table and separate seating area and benefitting from a radiator and power points with a door leading to the utility room.

**UTILITY ROOM 1.9m x 1.4m (6'2" x 4'7" )**  
Roll top work surface with space, plumbing and power for washing machine and tumble dryer, door leading to downstairs WC.

**WC 1.8m x 1.5m (5'10" x 4'11" )**  
Obscured double glazed window to side aspect, modern matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC. Radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

**LANDING 3.8m x 1m (12'5" x 3'3" )**  
Access to loft via hatch, built in storage cupboard, radiator, power points, doors leading to rooms.

**BEDROOM ONE 4m x 2.9m (13'1" x 9'6" )**  
Double glazed window to front aspect overlooking adjoining woodlands, built in double wardrobe, radiator, power points. Door leading to en suite shower room.

**EN SUITE SHOWER ROOM 2.3m x 1.4m (7'6" x 4'7" )**  
Obscured double glazed window to side aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

**BEDROOM TWO 3.4m x 2.9m (11'1" x 9'6" )**  
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

**BEDROOM THREE 3.1m x 2.4m (10'2" x 7'10" )**  
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

**BEDROOM FOUR 3m x 2.8m (this measurement includes bulkhead) (9'10" x 9'2" (this measurement includes bulkhead))**  
Double glazed window to front aspect overlooking adjoining woodlands, radiator, power points.

**BATHROOM 2.2m x 1m (7'2" x 3'3" )**  
Obscured double glazed window to side aspect, luxurious three piece suite comprising pedestal wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap and shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

**FRONT OF PROPERTY**  
Low maintenance front garden mainly laid to lawn with wall and shrub boundaries, path leading to front door, private driveway leading to off street parking.

**OFF STREET PARKING**  
Allocated off street parking for several vehicles that provides gates access to the garden and access to the garage.

**GARDEN**  
Low maintenance rear garden mainly laid to artificial lawn with two patios ideal for entertaining, wall and fenced boundaries, well stocked flower beds, external lighting, garage.

**GARAGE**  
Detached single garage accessed via up and over door benefitting from power, lighting and storage to eaves.

**TENURE**  
This property is freehold. There is an Annual Service Charge of approximately £364.00.

**COUNCIL TAX**  
Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

**ADDITIONAL INFORMATION**  
There are solar panels on the property which are owned outright.

Local authority: Bath and North East Somerset.  
Services: All services connected.  
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).  
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

