



## Lays Drive, Keynsham, Bristol, BS31

Approximate Area = 998 sq ft / 92.7 sq m  
Garage = 131 sq ft / 12.1 sq m  
Total = 1129 sq ft / 104.8 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: 1266964



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# DAVIES & WAY

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## 83 Lays Drive, Keynsham, Bristol, BS31 2LD



## £325,000

A three bedroom link detached home located in a popular development in Keynsham, ideal for first time buyers and families.

- Link detached ▪ Living room ▪ Dining room ▪ Kitchen ▪ Conservatory ▪ Three bedrooms ▪ Shower room ▪ Garage ▪ Driveway ▪ Rear garden





## 83 Lays Drive, Keynsham, Bristol, BS31 2LD

Located in a sought after location within easy reach of a range of amenities and several well regarded schools, this three bedroom link-detached home enjoys spacious accommodation throughout that is ideal for buyers to add their own stamp to.

Internally the ground floor is entered through an entrance vestibule leading to a bright and airy living room with an opening through to a dining room with parquet flooring. From the dining room there is access to a good sized kitchen and sliding doors to a conservatory with direct access to the rear garden. To the first floor, three well proportioned bedrooms are found serviced by a modern family shower room.

Externally the front of the property offers off street parking and access to the garage, while the rear boasts a low maintenance garden of mainly laid to patio. The property further benefits from no onward sales chain.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE VESTIBULE 1.8m x 1.2m (5'10" x 3'11" )

Double glazed obscured window to front aspect, glazed door to living room and a cupboard housing fuse box and meters.

##### LIVING ROOM 5.1m x 3.9m (16'8" x 12'9" )

Double glazed window to front aspect, opening to dining room and staircase leading to first floor. Radiator and power points.

##### DINING ROOM 3.5m x 2.6m (11'5" x 8'6" )

Double glazed sliding door to conservatory and door leading to kitchen. Parquet flooring, radiator and power points.

##### KITCHEN 3.5m x 2.3m (11'5" x 7'6" )

Double glazed window to rear aspect and obscured door to side of property. Matching wall and base units with work surfaces over with integrated oven and gas hob with extractor over. Space and plumbing for washing machine and space for fridge freezer. Sink with mixer tap over, pantry cupboard and power points.

##### CONSERVATORY 3.1m x 2.4m (10'2" x 7'10" )

Double glazed windows overlooking garden and door providing direct access, tiled flooring.

#### FIRST FLOOR

##### LANDING 3.3m x 1.9m (10'9" x 6'2" )

Double glazed window to side aspect, doors leading to first floor rooms and access to loft via hatch. Storage cupboard over staircase and power points.

##### BEDROOM ONE 3.9m x 3.1m (12'9" x 10'2" )

Double glazed window to rear aspect, fitted wardrobes, radiator and power points.

##### BEDROOM TWO 3.5m x 3.1m (11'5" x 10'2" )

Double glazed window to front aspect, cupboard

housing Worcester gas combination boiler, radiator and power points.

##### BEDROOM THREE 2.4m x 1.9m (7'10" x 6'2" )

Double glazed window to front aspect, radiator and power points.

##### BATHROOM 2.4m x 1.6m (7'10" x 5'2" )

Double glazed obscured windows to rear aspect, fully tiled walls and floors, walk in shower cubicle off mains with glass shower panel, vanity unit with fitted wash hand basin with mixer tap over and WC with hidden cistern, radiator.

### EXTERIOR

#### FRONT OF PROPERTY

Concrete driveway accessed via a dropped kerb, wall boundary to front with laid to slate chippings.

##### GARAGE 5.1m x 2.3m (16'8" x 7'6" )

Garage door to front and pedestrian door to rear garden. Lighting and power points.

#### REAR GARDEN

Mainly laid to patio with flower beds and fenced boundaries.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://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

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

