

1 High Street, Keynsham, Bristol, BS31 1DP  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Martock Road, Keynsham, Bristol, BS31

Approximate Area = 1255 sq ft / 116.5 sq m  
Garage = 158 sq ft / 14.6 sq m  
Total = 1413 sq ft / 131.1 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 2026. Produced for Davies & Way. REF: 1419265



39 Martock Road, Keynsham, Bristol, BS31 1XA



£625,000

A substantial four bedroom detached home that's located within a quiet cul-de-sac setting on the Wellsway side of town.

- Detached
- Lounge/Dining room
- Snug
- Office
- Kitchen/Breakfast room
- WC
- Four bedrooms
- Modern bathroom
- Garage
- Gardens

# 39 Martock Road, Keynsham, Bristol, BS31 1XA

Enjoying a pleasant cul de sac setting on the Wellsway side of town and directly backing onto Manor Road woodlands, this sympathetically extended four bedroom detached home offers modern, versatile accommodation ideally suited to growing families.

Internally, the ground floor features a generous lounge and dining room measuring 7.8m (25'7") in length, which flows into a versatile snug or family room overlooking and providing direct access to the rear garden. The ground floor further benefits from a useful home office, a well proportioned kitchen and a convenient WC. To the first floor, the property offers four well balanced bedrooms, two of which enjoy delightful woodland views, together with a recently fitted contemporary three piece family bathroom.

Externally, the home enjoys low maintenance gardens. The front provides block paved and hardstanding parking accessed via a dropped kerb, while the rear garden is mainly laid to level lawn and enhanced by well stocked flower beds, a patio seating area, timber shed, and gated side access leading directly to the adjoining woodland. The property also benefits from an integral garage accessed via an electrically operated roller shutter door.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 3.1m x 1.3m (10'2" x 4'3" )

Obscured double glazed window to side aspect, built in storage cupboard, radiator, doors leading to rooms.

#### LOUNGE/DINING ROOM 7.8m x 3.5m (25'7" x 11'5" )

Feature electric fireplace with stone surround, radiators, power points, opening leading to snug, door leading to kitchen.

#### SNUG 3.3m x 2.5m (10'9" x 8'2" )

Double glazed patio doors to rear aspect overlooking rear garden, radiator, power points.

#### KITCHEN 5.5m x 3.1m narrowing to 3m (18'0" x 10'2" narrowing to 9'10" )

Double glazed window to rear aspect overlooking rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring gas hob and extractor fan over, space and plumbing for washing machine and dishwasher, space and power for American style fridge/freezer, radiator, power points, door providing integral access to garage.

#### OFFICE 3m x 2.6m (9'10" x 8'6" )

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

#### WC 2m x 0.9m (6'6" x 2'11" )

Obscured double glazed window to side aspect, matching two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 3m x 1.7m narrowing to 0.9m (9'10" x 5'6" narrowing to 2'11" )

Access to loft via hatch, power points, doors leading to rooms.

#### BEDROOM ONE 3.5m x 3.2m (11'5" x 10'5" )

Double glazed window to front aspect, built in double wardrobe, radiator, power points.

#### BEDROOM TWO 3m x 3m (9'10" x 9'10" )

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

#### BEDROOM THREE 3.6m x 2.5m (11'9" x 8'2" )

Double glazed window to rear aspect overlooking rear garden and adjoining woodland, radiator, built in double wardrobe, power points.

#### BEDROOM FOUR 3m x 2.5m (9'10" x 8'2" )

Double glazed window to rear aspect overlooking rear garden and adjoining woodlands, built in storage cupboard housing modern gas combination boiler, radiator, power points.

#### BATHROOM 2.3m x 2m (7'6" x 6'6" )

Obscured double glazed window to side aspect, modern contemporary three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and dual head shower off mains supply over, underfloor heating, heated towel rail, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to hardstanding and block paving that's accessed via dropped kerb and provides ample parking. Lawn, wall and shrub boundaries, path leading to front door.

### REAR GARDEN

Low maintenance rear garden that directly backs onto and overlooks adjoining woodlands that's mainly laid to a level lawn with wall and fenced boundaries, well stocked flower beds, patio, timber shed, gated path leading to side lane.

### GARAGE 5.5m x 2.8m (18'0" x 9'2" )

Accessed via electrically operated roller shutter door, obscured double glazed pedestrian door leading to garden. Benefitting from a stainless steel sink with mixer tap over and range of matching wall and base units, storage to eaves, power and lighting.

## TENURE

This property is freehold

## 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

Local authority: Bath and North East somerset.

Services: All services connected.

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

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

