

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Hadrian Close, Keynsham, Bristol, BS31

Approximate Area = 1044 sq ft / 96.9 sq m
 Garage = 201 sq ft / 18.6 sq m
 Total = 1245 sq ft / 115.6 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: 1522099



DAVIES & WAY

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3 Hadrian Close, Keynsham, Bristol, BS31 2FD



£475,000

A well presented three bedroom semi detached home located conveniently for local amenities.

- Semi detached ▪ Lounge ▪ Kitchen/dining room ▪ Conservatory ▪ Three bedrooms ▪ En-suite ▪ Bathroom ▪ Garage ▪ Driveway ▪ Garden



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3 Hadrian Close, Keynsham, Bristol, BS31 2FD

Located in an excellent position within the desirable Somerdale development, just a short walk from Keynsham High Street, train station, The Chocolate Quarter and nearby open green spaces, making it perfectly suited to families and professionals alike.

Internally, the ground floor boasts a spacious entrance hallway with stairs rising to the first floor and doors leading to the remaining accommodation. This includes a full width lounge with access to a conservatory, which in turn provides direct access to the garden, a fully fitted kitchen/dining room with dual aspect windows and a useful WC. To the first floor, there are three generous bedrooms, with the master bedroom benefiting from the additional luxury of an en suite shower room, while the remaining bedrooms are served by a family shower room.

Externally, the property offers low maintenance front and side gardens, landscaped with a variety of decorative chippings, patio areas and artificial lawn. The property further benefits from a single garage located nearby, together with a driveway.

Residents of the popular Somerdale development also enjoy easy access to the excellent facilities at The Chocolate Quarter, including a restaurant, pizzeria, doctor’s surgery, gymnasium and spa, alongside a well regarded primary school and attractive open green spaces.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.1m x 2m (10'2" x 6'6")

Doors to ground floor rooms and stairs to first floor. Tiled floor, radiator and power points.

LOUNGE 5m x 3m (16'4" x 9'10")

Double glazed windows to dual aspects and French doors to conservatory. Engineered oak flooring, radiator and power points.

CONSERVATORY 2.8m x 2.4m (9'2" x 7'10")

Double glazed windows and door to rear garden, tiled flooring and power points.

KITCHEN/DINING ROOM 5m x 3.6m (16'4" x 11'9")

Double glazed windows to dual aspects, matching wall and base units with work surfaces over, integrated fridge/freezer, dishwasher, washing machine, oven and electric hob with extractor hood over. Tiled splashbacks and flooring, radiator and power points.

CLOAKROOM 1.8m x 1m (5'10" x 3'3")

Pedestal wash hand basin with mixer tap over and tiled splashbacks to area. Low level WC, cupboard for understairs storage, tiled flooring, extractor fan and radiator.

FIRST FLOOR

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

Doors to first floor rooms, airing cupboard and access to loft via hatch, power points.

BEDROOM ONE 3.7m x 3m (12'1" x 9'10")

Double glazed windows to dual aspects, door to en suite, radiator and power points.

EN SUITE 3m x 1.1m (9'10" x 3'7")

Double glazed obscured window, electrical shower cubicle (not currently working), pedestal basin with mixer tap over and low level WC. Tiled walls to wet areas, heated towel rail and shaving power point.

BEDROOM TWO 3.6m x 2.8m (11'9" x 9'2")

Double glazed windows to dual aspect, radiator and power points.

BEDROOM THREE 3m x 2.1m (9'10" x 6'10")

Double glazed window, radiator and power points.

BATHROOM 2.4m x 2m (7'10" x 6'6")

Double glazed obscured window, walk in shower off mains with rainfall shower head over and glass shower panel. Vanity basin unit with waterfall tap over, low level WC, tiled walls to wet areas and radiator.

EXTERIOR

FRONT OF PROPERTY

Access to garage via dropped kerb and driveway. Laid decorative chippings with patio slab pathway to front door.

GARDEN

Wall and fenced boundaries with gated access direct to driveway. Landscaped with areas of patio, decorative chipping and artificial lawn.

GARAGE

Adjacent to the property with up and over garage door.

TENURE

This property is freehold. There is an estate charge payable of £256.02 per annum.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C 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 mains services connected. Mobile phone. EE O2 Three all good outdoor signal Vodafone variable signal. Broadband. Ultrafast 1800mps.

