



## 4 Golf Club Lane, Bristol, BS31 3AA Offers In The Region Of £600,000

Nestled in the charming village of Saltford, Bristol, this delightful three-bedroom detached bungalow on Golf Club Lane offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for relaxing or entertaining guests, and three well-proportioned bedrooms that provide ample space for family living or guest accommodation.

The bungalow is thoughtfully designed to cater to modern living, featuring a well-appointed bathroom that meets all your daily needs. The property also benefits from a garage and off-street parking for two vehicles, ensuring that parking is never a concern.

One of the standout features of this home is its prime location. Situated close to local shops and amenities, residents will find everything they need within easy reach. Additionally, the proximity to Saltford Golf Course makes it an ideal choice for golf enthusiasts or those who simply enjoy the picturesque surroundings.

This bungalow presents a wonderful opportunity for those seeking a peaceful lifestyle in a sought-after area. With its blend of practicality and charm, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your new home.

Entrance via composite door into

### Hallway



Double radiator, wood effect flooring, doors to

### Sitting Room

15'3" x 12'5" (4.66 x 3.79)



uPVC double glazed window to front aspect, double radiator, living flame gas fire, wood effect flooring.

### Kitchen/Dining Room

10'5" x 18'3" (3.20 x 5.58)



uPVC double glazed windows to rear and side aspects, uPVC double glazed obscured door to conservatory, a range of wall and floor units with work surface over, sink drainer unit with mixer tap over, space and plumbing for washing machine, space for freestanding fridge freezer, integrated gas hob with fitted extractor over, integrated oven, double radiator,

### Conservatory

5'8" x 10'4" (1.74 x 3.15)

uPVC double glazed windows to side and rear aspects, uPVC double glazed obscured door to rear garden.

### Shower Room

10'5" x 5'6" (3.20 x 1.69)



uPVC double glazed obscured window to rear aspect, shower cubicle with shower attachment over, wash hand basin with mixer taps, close coupled w/c, storage cupboard with shelving for linen and radiator, heated towel rail, spot lights.

### Master Bedroom

13'7" x 12'5" (4.15 x 3.80)



uPVC double glazed window to rear aspect, double radiator, walk in wardrobe, wood effect flooring.

### Bedroom Two

11'3" x 8'7" (3.44 x 2.63)



uPVC double glazed window to front aspect, single radiator, fitted storage cupboard.

### Bedroom Three

8'2" x 6'11" (2.50 x 2.12)



uPVC double glazed window to front aspect, single radiator, wood effect flooring.

## Outside



The rear garden has a patio area immediately adjacent to the property, the remainder is laid mainly to lawn and is fully enclosed by wooden fencing. The front of the property has a driveway providing off street parking and access to the single garage, the remainder is laid mainly to lawn and is enclosed by a brick wall.

## Single Garage

15'11" x 7'9" (4.87 x 2.38)

Metal up and over door, power and light is connected

## Directions

Sat Nav BS31 3AA

## Floor Plan

### Ground Floor

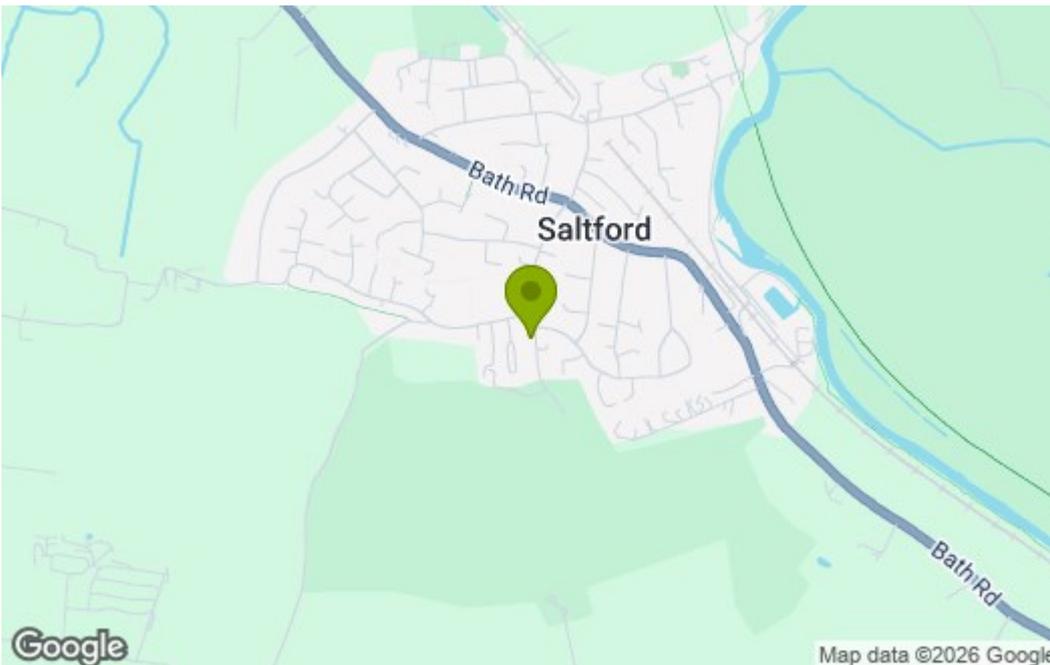
Approx. 101.1 sq. metres (1088.1 sq. feet)



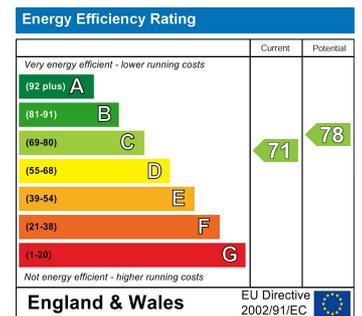
Total area: approx. 101.1 sq. metres (1088.1 sq. feet)

**4 Golf Club Lane, Salford**

## Area Map



## Energy Efficiency Graph



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