



## 58 Norman Road, Bristol, BS31 3BH

### Offers Over £350,000

Nestled in the charming residential area of Saltford, Bristol, this well-presented mid-terrace house offers a delightful blend of comfort and convenience. Built in the 1950s, this substantial three-bedroom property spans an impressive 1,216 square feet, making it an ideal family home.

Upon entering, you will find an inviting reception room that provides ample space for relaxation and entertaining. The property features a well-appointed kitchen and a convenient downstairs w/c, enhancing its practicality for family living. Additionally, a dedicated study area offers a perfect spot for remote work or quiet reading.

The home is equipped with uPVC double glazing and gas-fired central heating, ensuring warmth and energy efficiency throughout the seasons. Outside, the low-maintenance front garden adds to the property's appeal, while the enclosed rear garden provides a private outdoor space for children to play or for hosting summer gatherings.

Situated close to local amenities, this property is not only a comfortable residence but also a gateway to the picturesque riverside walks that Saltford has to offer. An internal inspection is highly recommended to fully appreciate the charm and potential of this lovely home. Whether you are a growing family or seeking a peaceful retreat, this property is sure to meet your needs.

Entrance via uPVC sliding patio door into

### Porch

Further double glazed obscured door into

### Sitting Room

12'3" x 18'7" (3.75 x 5.67)



Stairs rising to first floor landing, uPVC double glazed window to front aspect, single radiator, freestanding wood burning stove, under stairs storage space, door to

### Kitchen/Dining Room

9'11" x 18'11" (3.03 x 5.77)



uPVC double glazed patio doors opening to rear garden, uPVC double glazed window to rear aspect, a range of wall and floor units with work surface over, sink drainer unit with mixer taps over, integrated Bosch double oven, integrated gas hob with fitted extractor over, integrated fridge freezer and full sized dishwasher, open plan into dining area with double radiator, further uPVC double glazed obscured door from kitchen into

### Utility Area



uPVC double glazed obscured window to side aspect, uPVC double glazed door to shared alleyway, space

and plumbing for washing machine and tumble drier, close coupled w/c, wash hand basin with mixer taps and storage beneath, opening to

### Study

8'1" x 5'9" (2.48 x 1.76)

uPVC obscured double glazed window to side aspect, space for desk with power.

### First Floor Landing

8'9" x 8'7" (2.67 x 2.63)



Access to loft space, doors to

### Bedroom One

9'10" x 12'10" (3.00 x 3.93)



uPVC double glazed window to front aspect, single radiator.



### Bedroom Two

9'11" x 14'9" (3.04 x 4.52)



uPVC double glazed window to rear aspect, single radiator, storage cupboard with fitted hanging rail, additional cupboard housing Vaillant combination boiler.

### Bedroom Three

7'4" x 9'4" (2.24 x 2.87)



uPVC double glazed window to front aspect, single radiator.

### Bathroom

5'9" x 8'7" (1.77 x 2.63)



Obscured uPVC double glazed window to rear aspect,

suite comprising panelled bath with shower attachment over, close coupled w/c, pedestal wash hand basin with taps over, heated towel rail.

### Outside



The front of the property is laid mainly to pebbles for ease of maintenance with a pathway leading to the front door. The well maintained rear garden is of a generous size with a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with a further area of patio to the rear of the garden ideal for a bbq etc. The rear garden is fully enclosed by wooden fencing.

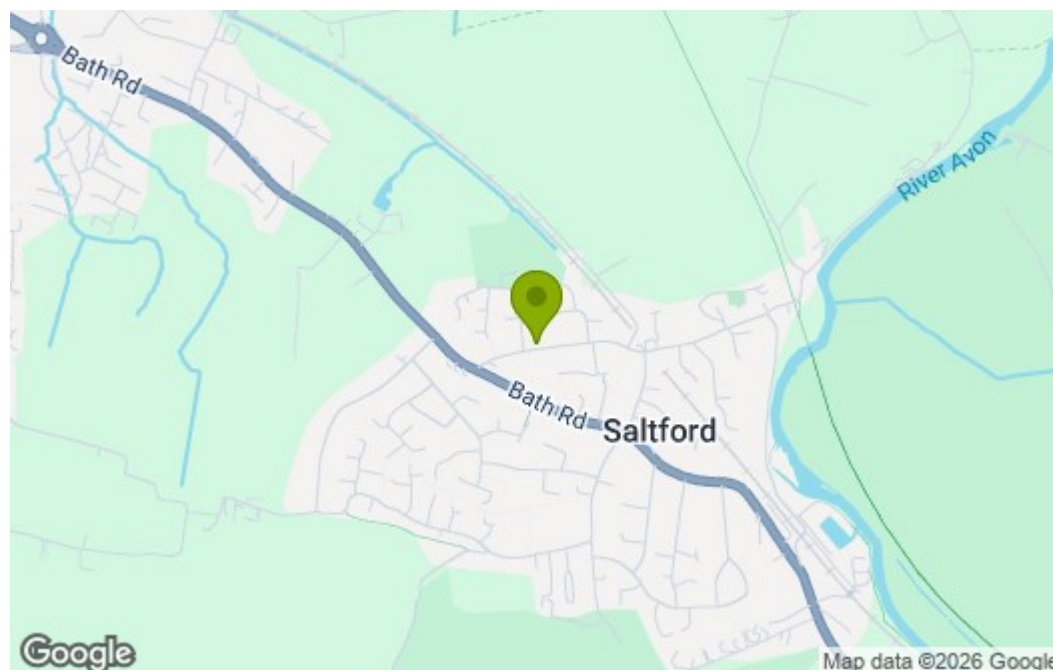
### Directions

Sat Nav BS31 3BH

## Floor Plan



## Area Map




### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC



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