Eveleighs

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5 Trenchard Road, Bristol, BS31 3DT

Offers In The Region Of £499,950

Nestled in a charming cul de sac on Trenchard Road, this immaculately presented semi-detached house in Saltford, Bristol, offers a delightful family home. With three well-proportioned bedrooms and a comfortable reception room, this property is perfect for those seeking a blend of space and modern living.

The home is ideally located within easy walking distance of Saltford Primary School, making it a fantastic choice for families. Additionally, it falls within the catchment area of the highly regarded Wellsway School in Keynsham, ensuring excellent educational opportunities for your children. Local amenities and transport links are conveniently close, providing easy access to the wider Bristol area.

The property boasts uPVC double glazing and gas-fired central heating, ensuring warmth and comfort throughout the year. The good-sized mature rear garden offers a peaceful retreat, perfect for outdoor activities or simply enjoying the fresh air. For those with vehicles, the property includes parking for two vehicles, along with a detached single garage for additional storage or workshop space.

Furthermore, there is potential for a side extension, subject to the necessary planning consents, allowing you to tailor the home to your specific needs. This property is a wonderful opportunity for anyone looking to settle in a desirable location with a strong sense of community. Don't miss the chance to make this lovely house your new home.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via front door with obscured uPVC double glazed side panel into

Hallway




Under stairs storage cupboard, tiled flooring, single radiator, stairs rising to first floor landing, opening into kitchen, glazed door into dining room.

Kitchen
7'10" x 9'7" (2.40 x 2.93)




uPVC double glazed window to front aspect, tiled flooring, serving hatch to dining room, a range of modern wall and floor units with wooden worksurface over, single sink with mixer tap over, 4 ring gas hob, tiled splash backs with AEG extractor hood over and oven and grill beneath, integrated fridge and freezer, integrated washing machine and slimline dishwasher, composite door to side aspect, inset spots.

Dining/Sitting Room
19'8" x 15'11" (6.00 x 4.87)





Double radiator, coving, uPVC double glazed window to side aspect, opening into sitting room, uPVC double glazed window to rear aspect, uPVC double glazed sliding doors to patio and rear garden, coving, contemporary living flame gas fire with slabbed hearth.

First Floor Landing



Access to loft space, storage cupboard with wooden shelving for linen and single radiator, doors to

Master Bedroom
9'10" x 15'11" (3.00 x 4.87)




uPVC double glazed windows to rear aspect, single radiator, fitted wardrobes and drawers, dressing table area, storage cupboard with hanging rail and shelving.

Bedroom Two
12'9" x 9'10" (3.90 x 3.00)



uPVC double glazed window to front aspect, single radiator, space for freestanding wardrobe.

Bedroom Three
10'10" x 6'9" (3.31 x 2.08)



uPVC double glazed window to front aspect, over stairs storage with shelving.

Family Bathroom
8'0" x 5'10" (2.46 x 1.79)




Obscured uPVC double glazed windows to side aspect, tiled flooring, part tiled, low level Roca w/c, wash hand basin with mixer tap over, bath with hinged glazed shower screen and mains rainfall shower over, inset spots, chrome heated towel rail.

Outside



The front of the property is laid mainly to lawn with a block paved driveway providing off street parking for a couple of vehicles and access to the single detached garage. There is pedestrian access via a gate into the rear garden. The mature rear garden is a huge benefit to the property with a patio area immediately adjacent to the rear of the property providing a quiet private area for garden furniture, there are a couple of steps that lead up to a circular patio, the remainder is laid mainly to lawn. There are borders containing a good selection of plants, trees and shrubs along with evergreen shrubs. The rear garden is enclosed mostly by wooden panel fencing with concrete posts and gravel board.

Single Detached Garage
16'10" x 8'3" (5.14 x 2.53)
Metal up and over door.

Directions
Sat Nav BS31 3DT

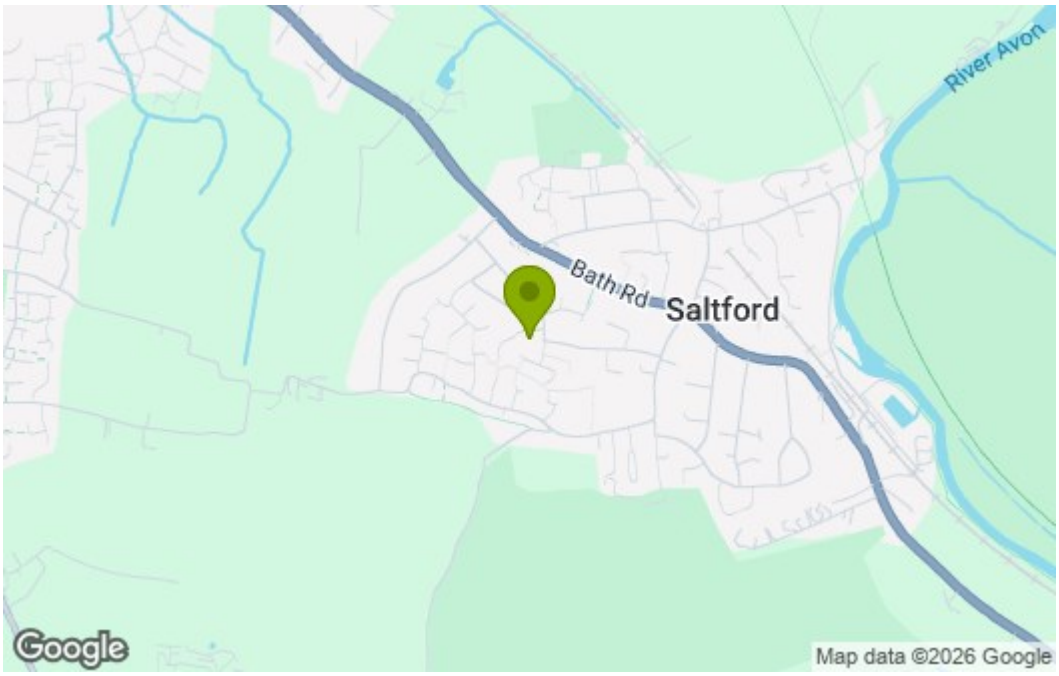
Floor Plan



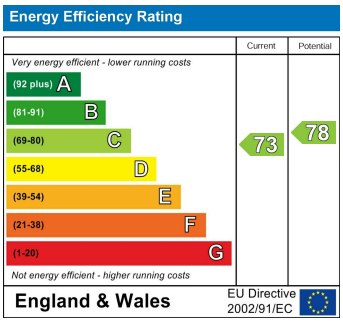
Total area: approx. 96.8 sq. metres (1042.1 sq. feet)

5 Trenchard Road, Saltford

Area Map



Energy Efficiency Graph



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