



10 Anson Close, Bristol, BS31 3DY Offers In Excess Of £525,000

NO ONWARD SALES CHAIN Nestled in the quiet Cul De Sac of Anson Close, Salford, Bristol, this immaculate semi-detached house presents an exceptional opportunity for those seeking a blend of comfort and convenience. This property is designed to cater to modern living needs.

Upon entering, you are greeted by three well-proportioned reception rooms, ideal for entertaining guests or enjoying tranquil family evenings. The layout is both practical and inviting, allowing for a seamless flow between the living spaces, making it perfect for social gatherings or quiet relaxation. The house features three comfortable bedrooms, providing ample space for family members or guests alike. The well-appointed bathroom is designed with functionality in mind, ensuring ease of use for all.

One of the standout features of this property is the off-street parking, accommodating up to three vehicles, a rare find in such a desirable location. The home is situated close to local amenities, shops, and the highly regarded Salford School, making it an ideal choice for families. Additionally, nearby parks offer a wonderful space for outdoor activities and leisurely strolls.

Entrance via composite door leading into

Hallway

10'10" x 7'5" (3.31 x 2.28)



Stairs rising to first floor landing, under stairs storage cupboard housing pet friendly alarm panel, single radiator, doors leading to

Lounge

13'2" x 10'6" (4.03 x 3.22)



uPVC double glazed window to front aspect, double radiator, opening into

Dining Room

10'10" x 9'2" (3.31 x 2.81)



Single radiator, door leading to kitchen, double glazed door leading to sun room.

Kitchen

10'10" x 7'5" (3.31 x 2.28)



uPVC double glazed window to side aspect, uPVC double glazed door leading to sun room, a range of wall and floor units with work surface over, sink drainer unit with mixer taps over, integrated gas hob and oven, extractor fan over, integrated dishwasher, integrated under counter fridge, space and plumbing for washing machine.

Sun Room

7'8" x 15'8" (2.35 x 4.78)



uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden, tiled flooring, single radiator, spotlights.

First Floor Landing

7'6" x 5'8" (2.31 x 1.73)



uPVC double glazed window to side aspect, access to loft with a pull down ladder, doors to

Master Bedroom

13'4" x 10'0" (4.07 x 3.07)



uPVC double glazed window to front aspect, cupboard housing pet friendly alarm panel, single radiator.

Bedroom Two

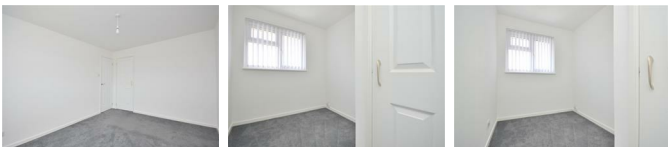
11'5" x 10'6" (3.48 x 3.22)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

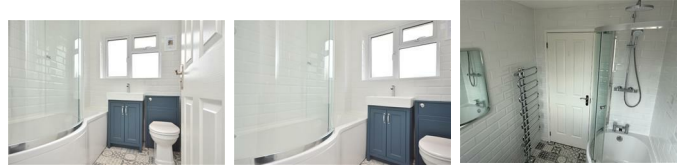
10'2" x 6'5" (3.12 x 1.97)



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

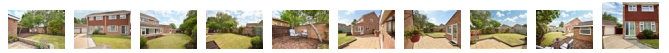
Family Bathroom

6'3" x 6'1" (1.92 x 1.87)



uPVC double glazed obscure window to rear aspect, a recently refitted suite comprising paneled bath with rainfall shower attachment, close coupled w/c, wash hand basin with mixer taps, heated towel rail, fitted touch activated LED mirror, spotlights.

Outside



Front garden : Driveway providing off street parking for several vehicles, pathway leading to front door, a small area laid to lawn, wooden gate leading to rear garden.

Rear garden : Corner plot, patio area, mainly laid to lawn, bark chippings, borders containing a selection of shrubs and trees, fully enclosed with fencing and brick walls

Garage

18'0" x 8'10" (5.51 x 2.71)



Metal up and over door, uPVC double glazed door to side aspect, power and light, storage area in the loft space, leading into utility / workshop.

Workshop

9'10" x 8'10" (3.00 x 2.71)



uPVC double glazed obscure window to rear, power and light.

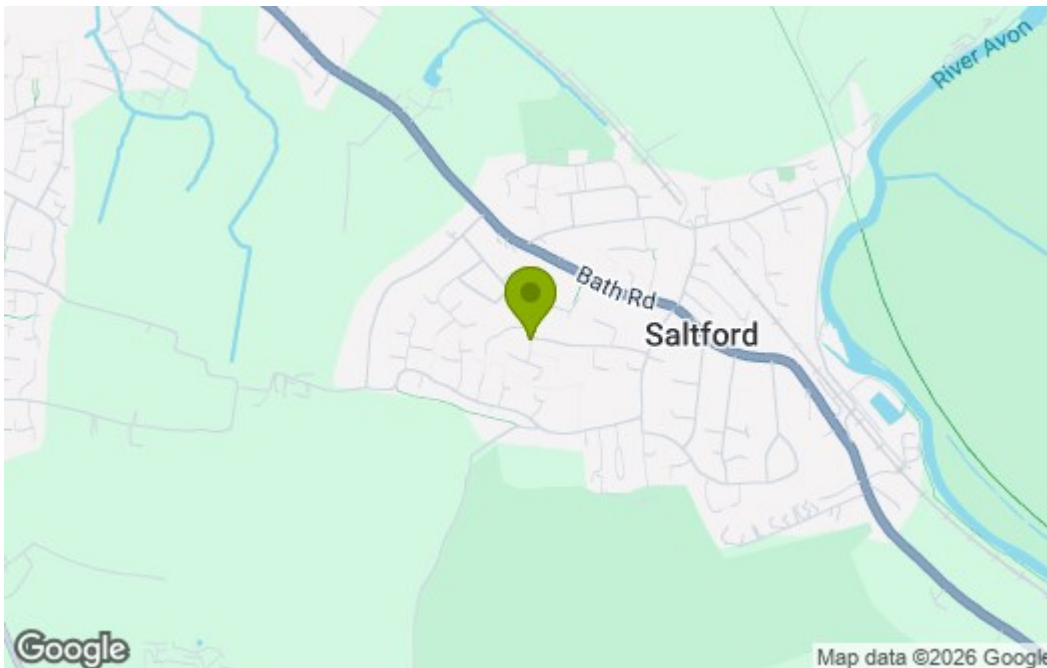
Directions

Sat Nav BS31 3DY

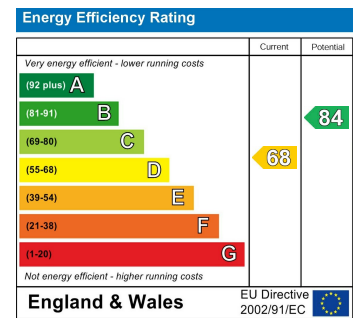
Floor Plan



Area Map



Energy Efficiency Graph



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