Eveleighs

info@eveleighs.com
www.eveleighs.com









72 Manor Road, Bristol, BS31 3AB

Offers In The Region Of £550,000

Nestled on the sought-after Manor Road in Saltford, Bristol, this charming semi-detached house offers a delightful blend of comfort and convenience. Built in 1965, this extended property boasts four well-proportioned bedrooms, making it an ideal family home. The ground floor features three inviting reception rooms, providing ample space for relaxation and entertaining.

One of the standout features of this residence is its flexible living accommodation, enhanced by a thoughtful extension. The master bedroom benefits from an en suite, adding a touch of luxury to your daily routine.

The house is set on a generous plot, with a good-sized rear garden that is perfect for outdoor activities and gatherings. Additionally, the property offers off-street parking for a number of vehicles, a valuable asset in this desirable area.

Residents will appreciate the proximity to local amenities, including shops, cafes, and the renowned Saltford Primary School, which is conveniently accessible from the rear garden. For leisure enthusiasts, Saltford

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

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

Hallway
13'1" x 5'10" (4.00 x 1.80)



Stairs rising to first floor landing, understairs storage cupboard, single radiator, dado rail, wood effect flooring, door to

Sitting Room
13'1" x 10'7" (4.00 x 3.23)




uPVC double glazed window to front aspect, low level double radiator, coving, wood effect flooring.

Open Plan Dining Room
10'11" x 16'11" (3.33 x 5.18)





Tiled flooring, inset spots, wall mounted double radiator, single radiator, opening to

Kitchen/Breakfast Room
23'1" x 9'0" (7.04 x 2.75)






uPVC double glazed windows to rear, side and front aspects, tiled flooring, a range of modern wall and floor units with quartz worksurfaces over, large ceramic sink with mixer taps over, space for Rangemaster style cooker with extractor hood with light over, quartz splash backs, space and plumbing for white goods including washing machine, dishwasher and tumble drier, space for American style fridge freezer, peninsular island with space for barstools, coving, spotlights, wall mounted Worcester gas boiler.

Conservatory
9'8" x 15'0" (2.95 x 4.59)




uPVC double glazed door and French doors to rear patio, double glazed windows, polycarbonate roof, tiled flooring.

First Floor Landing



Access to loft space, dado rail, doors to

Master Bedroom
17'1" x 9'0" (5.21 x 2.75)



uPVC double glazed window to front aspect, double radiator, inset spots, space for freestanding wardrobes, door to

En Suite
5'10" x 9'0" (1.78 x 2.75)



Obscured uPVC double glazed window to rear aspect, tile effect flooring, double radiator, suite comprising concealed cistern w/c, wash hand basin with storage drawers and cupboards beneath, large fully tiled corner shower cubicle with hinged glazed door and mains Bristan shower over, fully tiled walls, tile effect flooring, extractor.

Bedroom Two
13'0" x 10'1" (3.98 x 3.09)



uPVC double glazed window to front aspect, single radiator, built in storage cupboard, space for wardrobes.

Bedroom Three
9'0" x 10'6" (2.76 x 3.22)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Four
9'4" x 8'3" (2.85 x 2.53)



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

Family Shower Room
6'1" x 5'11" (1.86 x 1.82)



Obscured uPVC double glazed window to rear aspect, suite comprising concealed cistern w/c, wash hand basin with chrome mixer taps over and storage cupboards beneath, fully tiled corner shower cubicle with sliding glazed doors and mains shower with separate attachment over, part tiled walls, tiled flooring, wall mounted heated towel rail.

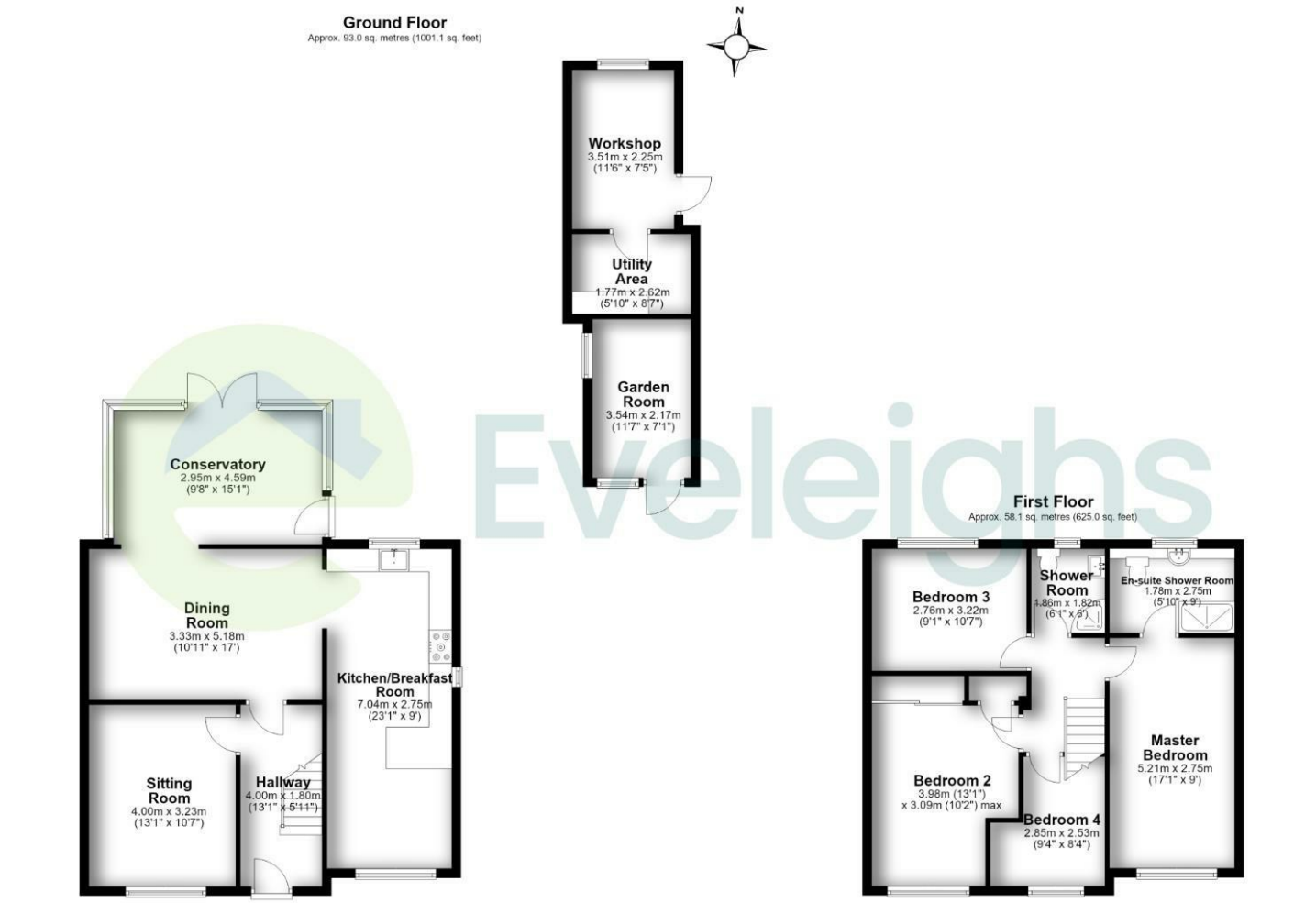
Outside



The front of the property has a gravel driveway providing ample off street parking, the remainder is laid mainly to a level lawn with planted borders. The rear garden has a good sized patio with planted borders containing herbs immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn. At the bottom of the garden is a good expanse of decking with an outside covered bar area ideal for entertaining. A rear pedestrian gate gives access onto Manor playing field and Saltford primary school. There is also a bbq area with pizza oven, a decked pathway leads up to a garden shed and outdoor office/studio. There is pedestrian access to the side. The rear garden is enclosed partly by wooden featheredge fencing and evergreen hedging.

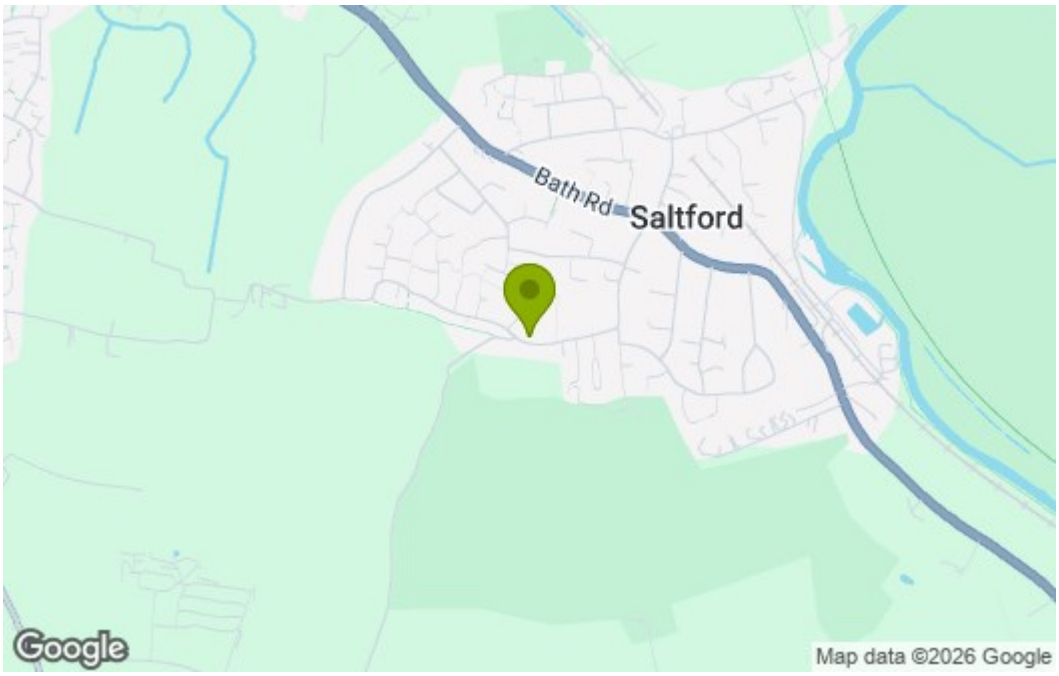
Directions
Sat nav BS31 3AB

Floor Plan

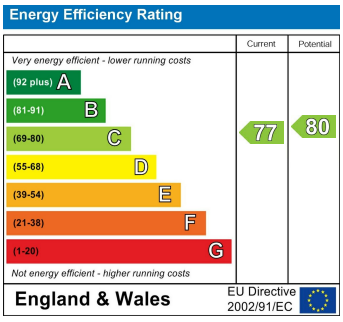


Total area: approx. 151.1 sq. metres (1626.1 sq. feet)
72 Manor Road

Area Map



Energy Efficiency Graph



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