



5 Morgan Close, Bristol, BS31 3LN Offers In The Region Of £625,000

Nestled in the charming cul-de-sac of Morgan Close in Saltford, Bristol, this delightful four-bedroom link-detached family home offers a perfect blend of comfort and convenience. Just a short stroll from Saltford Primary School and within the catchment area for the esteemed Wellsway School in Keynsham, this property is ideally situated for families seeking quality education for their children.

The home boasts a well-proportioned reception room, providing a welcoming space for family gatherings and entertaining guests. The four spacious bedrooms ensure ample room for everyone, with the master bedroom featuring a convenient en suite for added privacy and comfort. The property is in good order throughout, making it ready for you to move in and make it your own.

Outside, you will find a lovely westerly facing enclosed rear garden, perfect for enjoying sunny afternoons and hosting barbecues. The driveway offers parking for three vehicles and includes an EV charger, along with a single garage, providing plenty of space for your vehicles and additional storage.

With uPVC double glazing and gas-fired central heating, this home is designed for modern living, ensuring warmth and energy efficiency throughout the year. Close to local amenities and excellent transport links, this property is not just a house, but a wonderful family home in a sought-after location. Don't miss the opportunity to make this charming residence your own.

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

Hallway



Double radiator, coving, stairs rising to first floor landing, understairs storage cupboard with light, Oak flooring, doors to

Downstairs W/C



Obscured uPVC double glazed window to side aspect, low level w/c, corner pedestal wash hand basin with chrome mixer taps, tiled flooring, small single radiator.

Sitting Room

12'1" x 19'4" (3.69 x 5.91)



uPVC double glazed windows to front aspect, double radiator, coving, connection point for gas fire

Kitchen/Dining Room

12'8" x 19'4" (3.88 x 5.91)



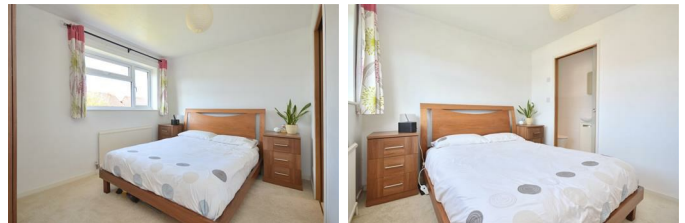
uPVC double glazed French doors giving access to the patio and rear garden, uPVC double glazed window to rear aspect, large single radiator, wood effect flooring, opening to kitchen area. Kitchen has a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with chrome mixer taps, tiled splash backs, tiled flooring, wall mounted Baxi boiler, space and plumbing for full sized dishwasher, space for 6 ring cooker with fitted extractor and light over, space for fridge freezer, under unit lighting, inset spots.

First Floor Landing

Obscured uPVC double glazed window to side aspect, airing cupboard with wooden shelving for linen, access to loft space via a pull down ladder, doors to

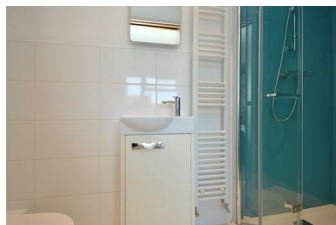
Master Bedroom

9'3" x 12'2" (2.83 x 3.73)



uPVC double glazed window to rear aspect, single radiator, pocket door to

En Suite Shower Room
2'11 x 9' (0.89m x 2.74m)



Suite comprising low level w/c, wash hand basin with mixer taps over and storage beneath, wall mounted heated towel rail, part tiled walls inset spots, extractor, large shower enclosure in azure blue glass-effect paneling with hinged glazed door and mains shower over.

Bedroom Two
12'1" x 9'7" (3.69 x 2.93)



uPVC double glazed window to front aspect, single radiator, coving.

Bedroom Three
12'4" x 9'7" (3.76 x 2.93)



uPVC double glazed window to front aspect, single radiator, coving.

Bedroom Four
12'11" x 6'11" (3.95 x 2.13)



uPVC double glazed window to rear aspect, single radiator.

Family Shower Room 5'11" x 6'2" (1.82 x 1.88)

Sat Nav BS31 3LN



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, wash hand basin with chrome mixer taps over and storage beneath, part tiled walls, large shower enclosure paneled in slate-effect paneling with fixed and part hinged glazed screen and mains shower over, inset spots, extractor, wall mounted heated towel rail.

Outside



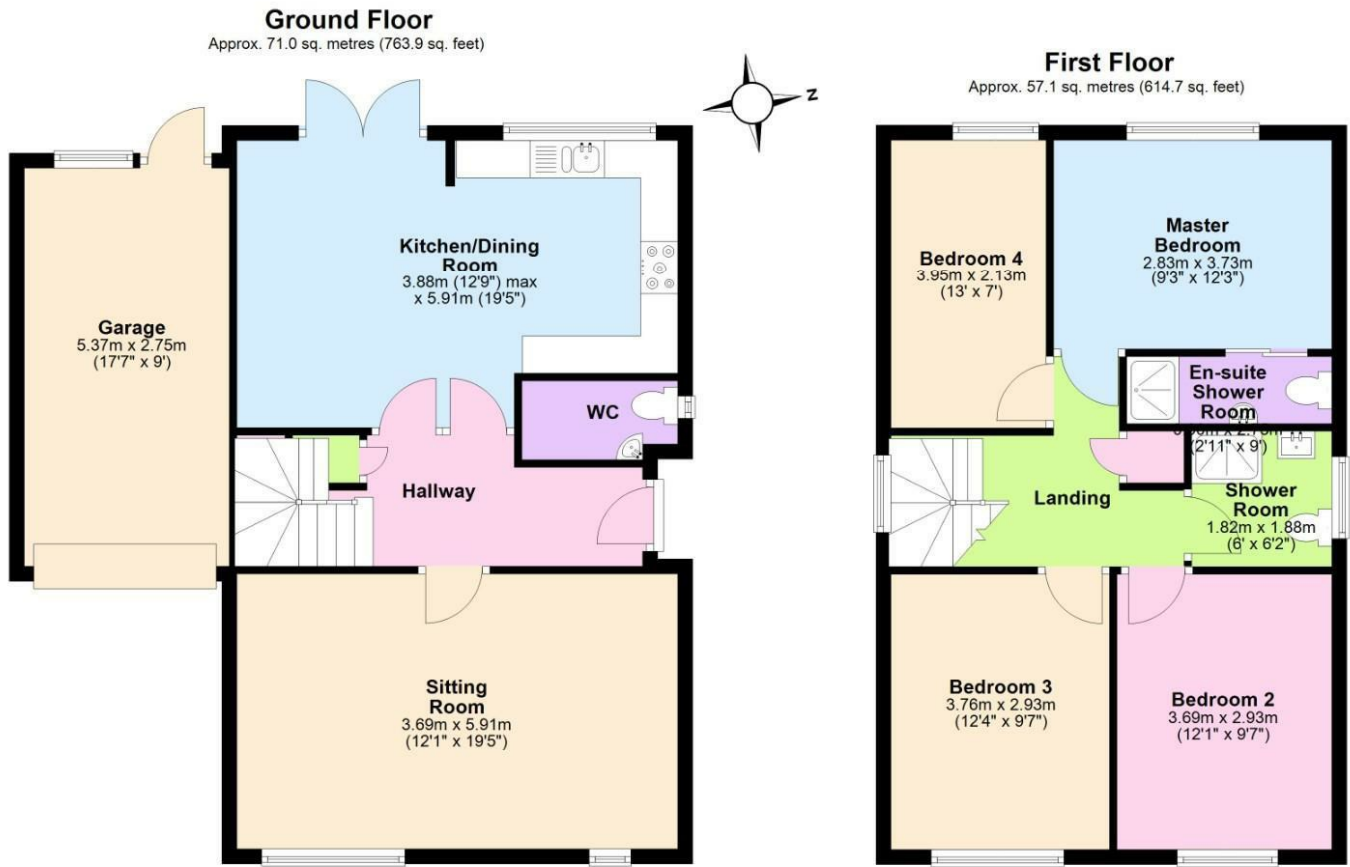
The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to a level lawn with borders containing fruit trees including cherry, apple and plum along with spring bulbs and herbaceous perennials. There is pedestrian access to one side via a wooden gate. A garden shed is also included in the sale. The rear garden is enclosed by wooden featheredge fencing. The front of the property has a driveway providing off street parking for three vehicles and access to the garage, the remainder is laid mainly to lawn with a small triangular border containing some spring bulbs and herbaceous perennials. There is also a mature tree and an EV point.

Garage

Pedestrian door to rear aspect, metal up and over door, power and light is connected, eaves storage space, space and plumbing for further white goods including washing machine, tumble drier and fridge freezer.

Directions

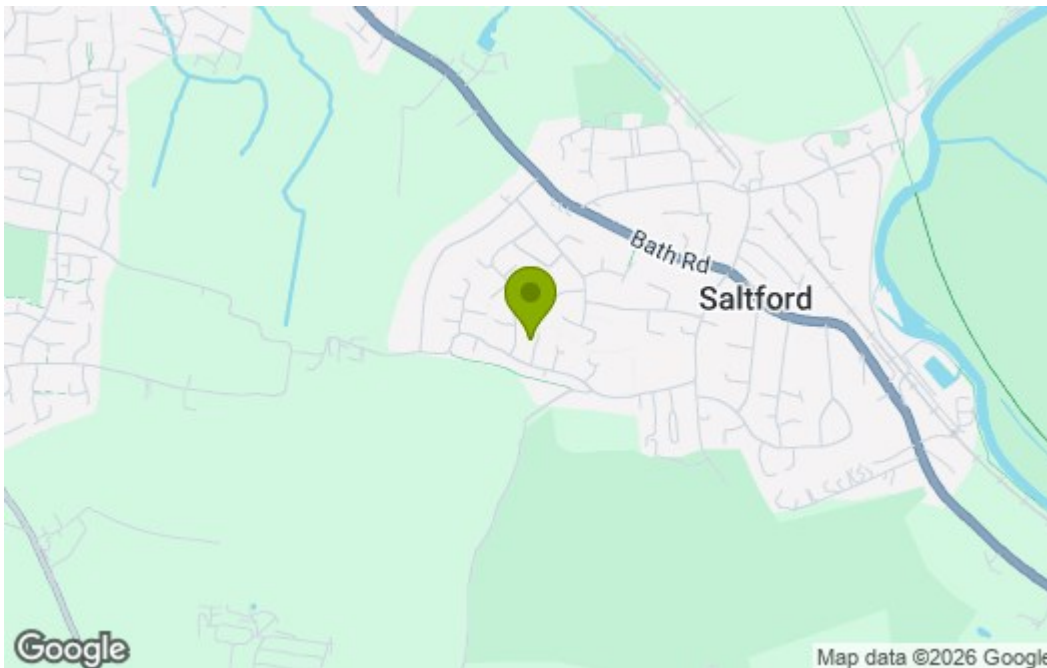
Floor Plan



Total area: approx. 128.1 sq. metres (1378.5 sq. feet)

5 Morgans Close, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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