



## 65 Uplands Road, Bristol, BS31 3HN

### Offers Over £575,000

Nestled on the desirable Uplands Road in Saltford, Bristol, this charming semi-detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a loft conversion that features a master bedroom complete with an en suite bathroom, this home is ideal for families seeking both space and convenience.

The property boasts an inviting reception room, providing ample space for relaxation and entertainment. The rear extension has created a delightful open-plan kitchen and family room, perfect for gatherings and everyday living. The south-facing garden is generously sized and enclosed, offering a private outdoor retreat for children to play or for hosting summer barbecues.

Parking is a breeze with space for up to three vehicles, complemented by a garage for additional storage. The house is equipped with gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Entrance via front door into

### Porch

Space for hanging coats, uPVC double glazed obscured door to

### Hallway



uPVC double glazed window to side aspect, wood effect flooring, single radiator, stairs rising to first floor landing, understairs storage cupboards (one housing boiler), doors to

### Sitting Room

13'5" x 13'1" (4.11 x 4.01)



uPVC double glazed feature bay window to front aspect, double radiator, feature fire, internal double doors to

### Open Plan Kitchen / Breakfast Room

7'11" x 19'1" (2.43 x 5.82)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and gas hob with fitted extractor hood over, space for freestanding fridge freezer, space and plumbing for washing machine, space for tumble drier, space and plumbing for dishwasher, single radiator, spot lights, Velux window to rear aspect, open plan into dining area,

uPVC double glazed patio doors opening to rear garden with 2 uPVC double glazed floor to ceiling matching side panels, open plan to family room, wood effect flooring, single radiator, double doors to sitting room.

### Dining Room

11'7" x 11'7" (3.55 x 3.55)

Wood effect flooring, single radiator, double doors to sitting room.

### First Floor Landing

uPVC double glazed window to side aspect, stairs rising to second floor landing, doors to

### Bedroom Two

12'0" x 11'7" (3.66 x 3.55)



uPVC double glazed feature bay window to front aspect enjoying countryside views towards Kelston Roundtop, single radiator, fitted wardrobes.

### Bedroom Three

13'5" x 11'10" (4.09 x 3.62)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Four

8'9" x 7'9" (2.68 x 2.37)



uPVC double glazed window to front aspect, single radiator.

### Family Bathroom

5'6" x 6'11" (1.68 x 2.12)



Obscured uPVC double glazed window to rear aspect, panelled bath with shower attachment over, pedestal wash hand basin with taps over, close coupled w/c, heated towel rail, extractor.

### Second Floor Landing



Obscured uPVC double glazed window to side aspect, door to

### Master Bedroom

13'6" x 15'0" (4.12 x 4.59)



2 Velux windows to rear aspect, 1 Velux window to front aspect, double radiator, eaves storage, door to

### En Suite Shower Room



Velux window to front aspect, fully tiled shower cubicle, close coupled w/c, wash hand basin with mixer taps and storage beneath, heated towel rail, extractor.

## Outside



The front of the property is laid mainly to lawn with a driveway providing off street parking for several vehicles along the side of the property and access to the garage. The south facing rear garden is of a generous size with a patio area immediately adjoining the property ideal for garden furniture, the remainder is laid mainly to lawn. A garden shed is included in the sale. The rear garden is fully enclosed by wood fencing. A pedestrian gate provides access to the side.

## Garage

Metal up and over door, pedestrian door to rear garden.

## Directions

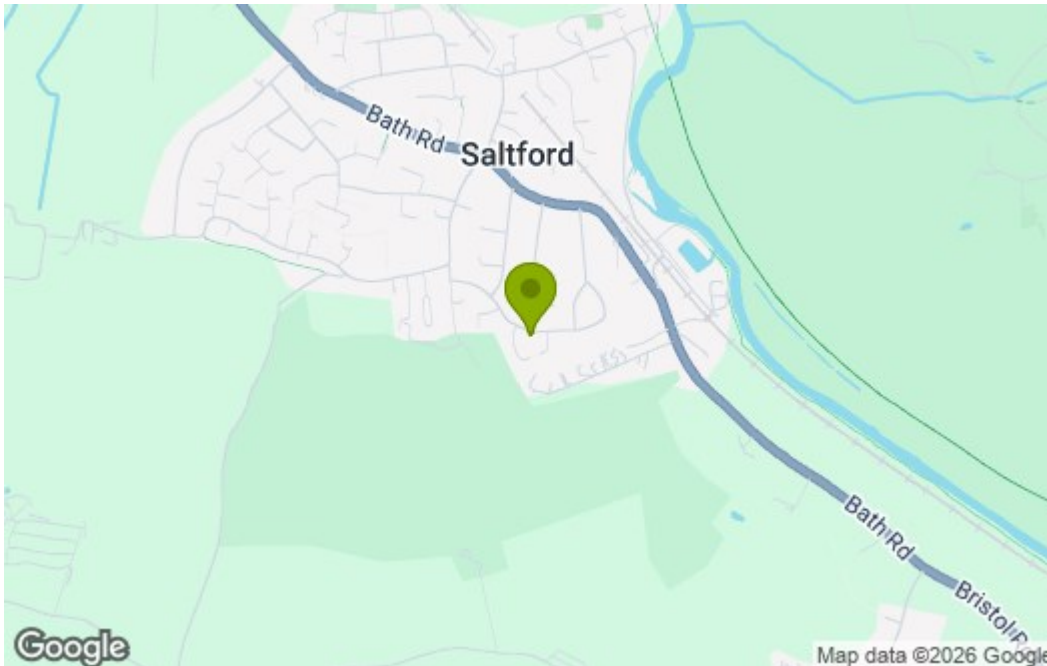
Sat Nav BS31 3HN

## Floor Plan

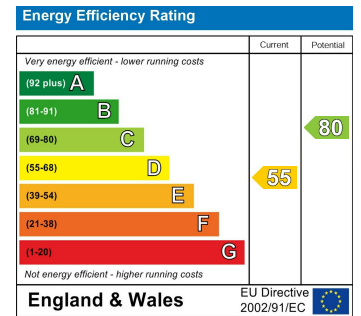


Total area: approx. 129.3 sq. metres (1391.4 sq. feet)  
**65 Uplands Road, Salford**

## Area Map



## Energy Efficiency Graph



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