



62 Montague Road, Bristol, BS31 3LL

Offers In The Region Of £615,000

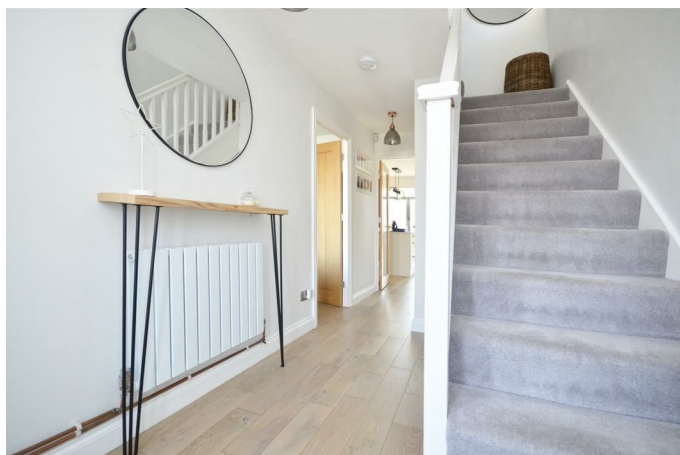
Positioned on Montague Road, this immaculately presented link detached house in Saltford offers a perfect blend of modern living and traditional comfort. Recently extended, the property boasts four spacious bedrooms, making it an ideal family home. The master bedroom features an en suite bathroom, providing a private retreat for relaxation. The ground floor is designed for both entertaining and everyday living, featuring two well-proportioned reception rooms that can be adapted to suit your needs. The heart of the home is undoubtedly the newly created open plan kitchen, dining, and family room, which invites natural light and creates a warm, welcoming atmosphere. This space is perfect for family gatherings or casual meals with friends.

The property benefits from uPVC double glazing and gas fired central heating, ensuring warmth and comfort throughout the year. Outside, you will find a south-facing enclosed rear garden, a delightful space for children to play or for hosting summer barbecues. Additionally, there is off-street parking available for one vehicle, adding to the convenience of this lovely home.

Situated in a desirable area, this property is close to local amenities and falls within the well-regarded Wellsway School catchment area, making it an excellent choice for families. Saltford Primary School is also just a short walk away, enhancing the appeal for those with young children. This home truly offers a wonderful opportunity for comfortable living in a sought-after location.

Entrance via front door with obscured glazed side panels into

Hallway



Stairs rising to first floor landing, contemporary double radiator, wood effect flooring, under stairs storage cupboard, doors to

Downstairs W/C



Obscured uPVC double glazed window to side aspect, tiled flooring, concealed cistern w/c, wash hand basin with mixer taps over and storage beneath, inset spots.

Sitting Room

14'6" x 12'9" (4.42 x 3.91)



uPVC double glazed picture window to front aspect, wood effect flooring, wall mounted contemporary double radiator.

Open Plan Kitchen/Dining/Family Room

11'10" x 20'2" (3.61 x 6.15)



uPVC double glazed window to side aspect, anthracite grey aluminum bi-folding doors to patio and rear garden, 2 Velux windows to rear aspect, a range of modern wall and floor units with Quartz worksurface over, double ceramic sink with mixer taps over, integrated washing machine, integrated full sized AEG dishwasher, electric Bosch oven and grill, space for American style fridge freezer, central island with part Quartz and part Oak worksurface, space for bar stools with a range of cupboards and drawers with Bosch induction hob, wood effect flooring, inset spots, 2 wall mounted double contemporary radiators, extractor, door to

Snug/Study

10'11" x 9'1" (3.35 x 2.77)



uPVC double glazed doors to patio and rear garden, inset spots, wall mounted radiator, wood effect flooring.

First Floor Landing

uPVC double glazed window to side aspect, access to loft space, doors to

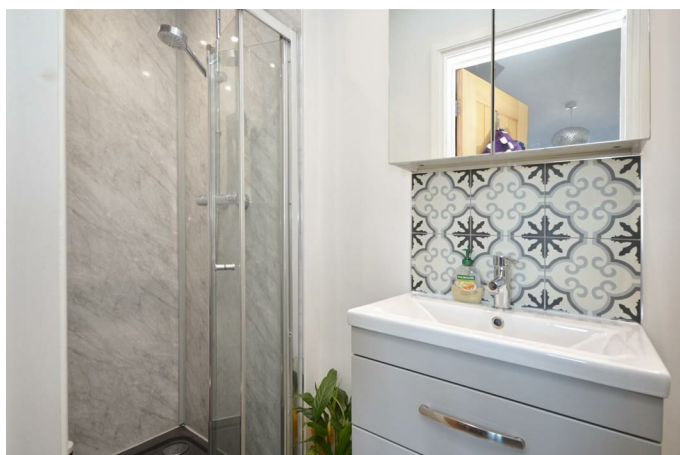
Master Bedroom

13'4" x 10'7" (4.07 x 3.25)



uPVC double glazed windows to front aspect, double radiator, door to

En Suite



Tiled flooring, concealed cistern w/c, wash hand basin with mixer taps over and storage drawers beneath, decorative tiled splash backs, mirrored vanity unit over, fully tiled shower cubicle with hinged glazed door with mains shower and separate shower attachment over, inset spots, extractor, wall mounted heated towel rail.

Bedroom Two

10'3" x 10'7" (3.14 x 3.24)



uPVC double glazed windows to rear aspect, double radiator.

Bedroom Three

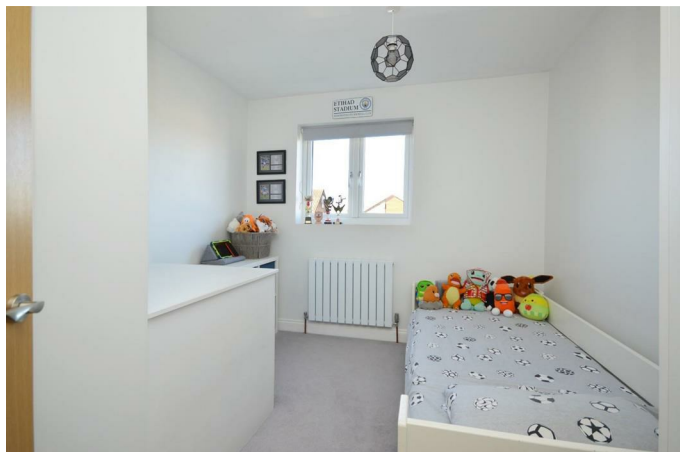
10'7" x 9'4" (3.23 x 2.86)



uPVC double glazed windows to front aspect, double radiator.

Bedroom Four

7'2" x 9'3" (2.19 x 2.84)



uPVC double glazed window to rear aspect, double radiator.

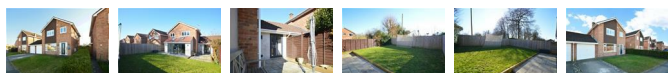
Family Bathroom

6'2" x 5'11" (1.88 x 1.81)



Obscured uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, wash hand basin with mixer taps over and storage beneath, p-shaped paneled bath with hinged glazed shower screen and Mira mains shower over, part tiled, tiled flooring, inset spots, extractor, heated towel rail.

Outside



The front garden is laid mainly to lawn with a driveway providing off street parking for one vehicle. The southerly facing rear garden has a patio area immediately adjacent to the property ideal for al fresco

dining, the remainder is laid mainly to lawn providing a blank canvas for buyers. The rear garden is enclosed mainly by wood panel fencing and feather edge fencing.

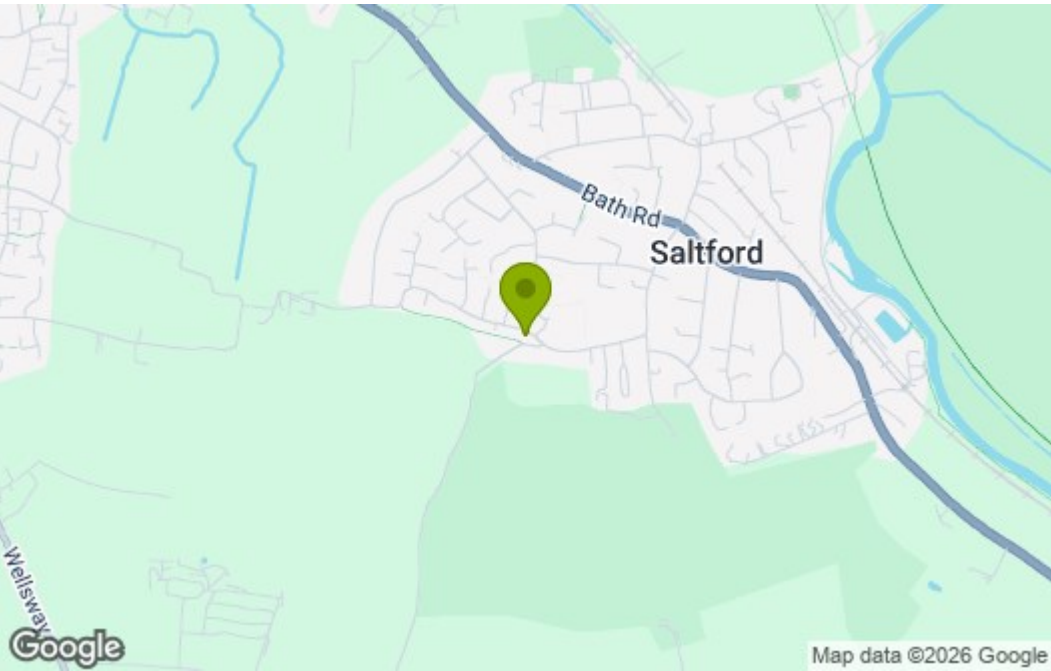
Directions

Sat Nav BS31 3LL

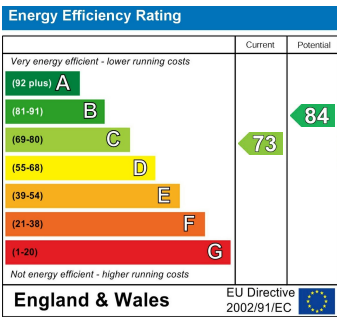
Floor Plan



Area Map



Energy Efficiency Graph



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