EVELEIGHS

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2 Kelston Close, Bristol, BS31 3DF

£475,000

Nestled in the tranquil cul de sac of Kelston Close, Saltford, this charming two bedroom detached bungalow offers a delightful blend of comfort and convenience. The property is well presented and boasts a spacious reception room, perfect for relaxation or entertaining guests.

The well proportioned detached bungalow originally dates back to the late 1980's and was constructed by the well known local firm of Miles. The property boasts two double bedrooms providing ample space for rest and privacy. The well-appointed shower room ensures that all your needs are met with ease. With the added benefit of uPVC double glazing and gas-fired central heating, you can enjoy a warm and inviting atmosphere throughout the year.

Outside, the property is complemented by an enclosed low-maintenance rear garden, ideal for those who appreciate outdoor space without the burden of extensive upkeep. Additionally, the single garage and driveway provide parking for two vehicles, ensuring that you and your guests have convenient access.

Entrance via uPVC double glazed obscured door into

Hallway
Single radiator, storage cupboard with shelving, doors to

Kitchen/Dining Room
17'10" x 8'11" (5.45 x 2.73)
uPVC double glazed windows to rear and side aspects, uPVC double glazed door opening to rear garden, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated electric Neff hob with fitted extractor over, integrated slimline dishwasher, integrated Neff oven and microwave. Space for freestanding fridge freezer, wall unit housing Vaillant combination boiler, double radiator, spot lights.

Sitting Room
15'2" x 13'11" (4.64 x 4.26)
uPVC double glazed feature bay window to front aspect, double radiator, living flame gas fire with stone effect surround and mantel over.

Master Bedroom
14'1" x 12'4" (4.3 x 3.76)
uPVC double glazed window to rear aspect, fitted wardrobes, single radiator.

Bedroom Two
13'10" x 8'11" (4.22 x 2.72)
uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

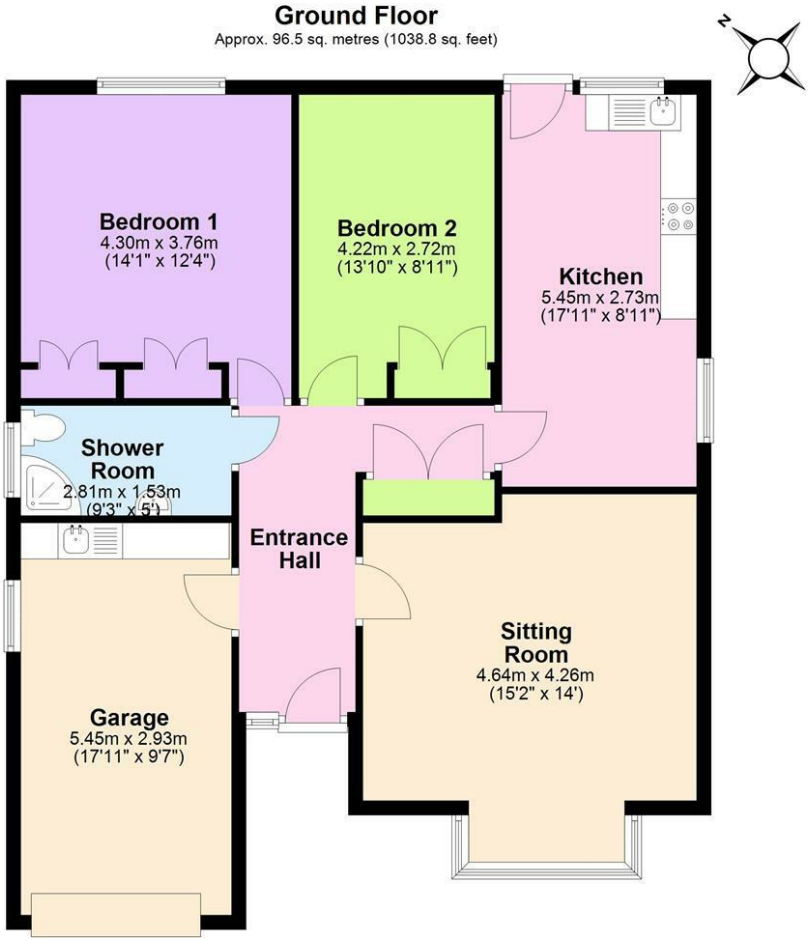
Shower Room
9'2" 5'0" (2.81 1.53)
Obscured uPVC double glazed window to side aspect, shower cubicle with shower attachment over, close coupled w/c, wash hand basin with taps over, heated towel rail.

Garage
17'10" 9'7" (5.45 2.93)
Metal up and over door, power and light is connected, utility area with sink drainer unit with taps over, space and plumbing for washing machine, space for tumble drier, wall units.

Outside
The front of the property has a block paved driveway providing off street parking and access to the garage, the remainder is laid mainly to lawn with a selection of shrubs and plants. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn and is fully enclosed by wooden fencing.

Directions
Sat Nav BS31 3DF

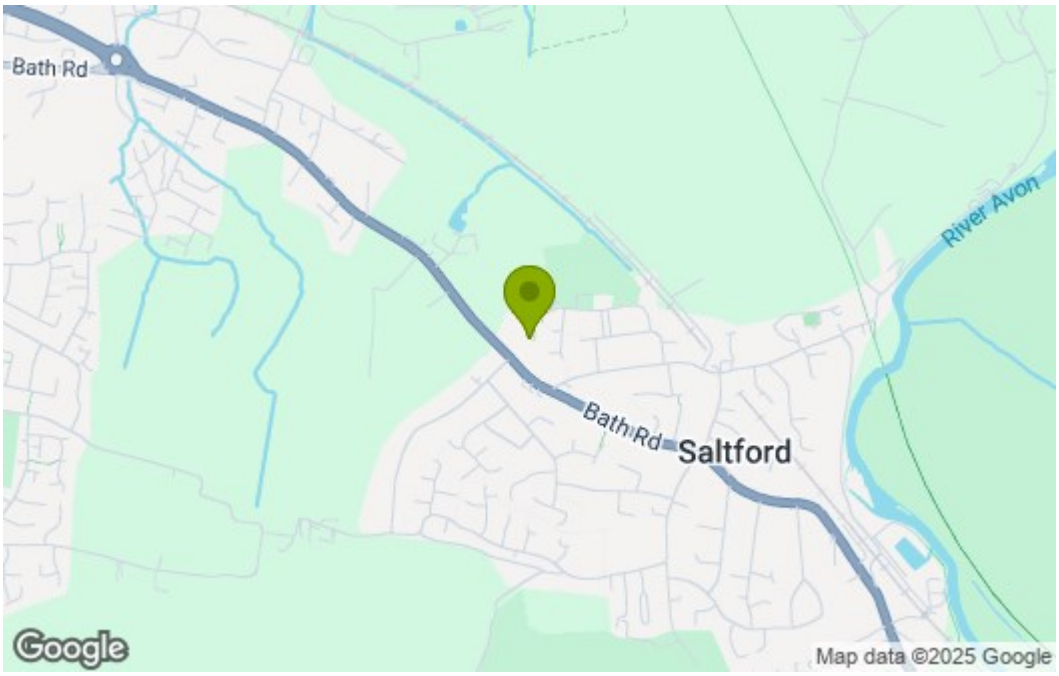
Floor Plan



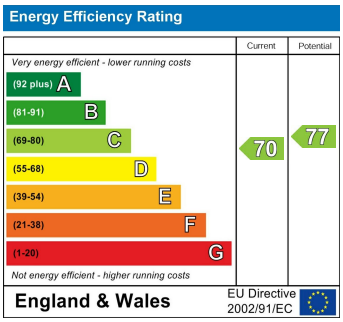
Total area: approx. 96.5 sq. metres (1038.8 sq. feet)

2 Kelston Close, Saltford

Area Map



Energy Efficiency Graph



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