



### 3 Golf Club Lane, Bristol, BS31 3AA

**£500,000**

Nestled on the sought-after Golf Club Lane in Saltford, this charming semi-detached bungalow presents an excellent opportunity for those seeking a comfortable home in a prime location. Boasting two reception rooms, two/three bedrooms, and a bathroom, this property is perfect for families or those looking to downsize.

The bungalow is ideally situated within easy walking distance of the prestigious Saltford Golf Club, making it a delightful choice for golf enthusiasts. Additionally, the property is conveniently close to local shops, amenities, and transport links, ensuring that everything you need is just a stone's throw away.

Set on a corner plot, the home features gardens to the front, side, and rear, providing ample outdoor space for relaxation or entertaining. A detached garage and off-street parking for two vehicles add to the practicality of this residence. While the property requires a degree of modernisation, it offers a fantastic canvas for personalisation, allowing you to create your dream home.

With uPVC double glazing and gas-fired central heating, the bungalow is equipped for comfort throughout the seasons. Importantly, there is no onward sales chain, making for a smoother transition into your new abode. This property is a rare find in a desirable area, and it is not to be missed.



Entrance via leaded obscured double glazed front door with matching window into

### Hallway



Coving, single radiator, storage cupboard, wall lights, doors to

### Sitting Room

15'10" x 11'1" (4.85 x 3.38)



Leaded uPVC double glazed window to front aspect, double radiator, living flame gas fire with slabbed hearth and decorative wooden surround and mantle over.

### Kitchen/Breakfast Room

12'3" x 8'6" (3.75 x 2.60)



Leaded uPVC double glazed window to front aspect, uPVC part glazed stable style door to side aspect, a range of wall and floor units with work surfaces over, 1 single stainless steel sink drainer unit with mixer taps over, tiled splash backs, space and plumbing for automatic washing machine and slimline dishwasher, 4 ring gas hob with Zanussi electric oven beneath and extractor hood over, space for freestanding fridge

freezer, hinged breakfast bar area, double radiator, tile effect flooring, part tiled walls.

### Bedroom Two

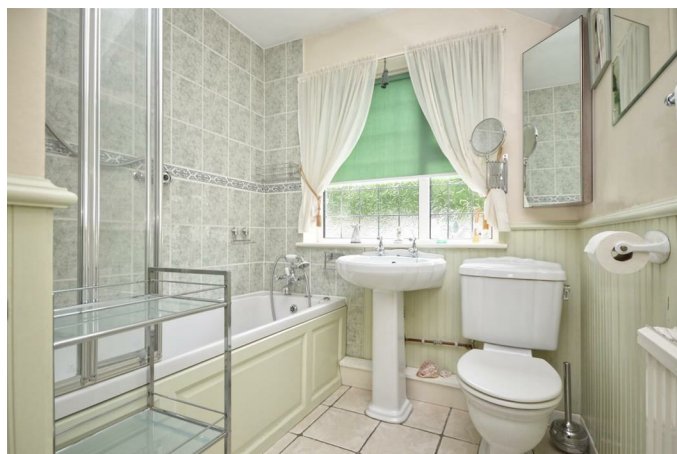
11'10" x 11'0" (3.61 x 3.37)



Leaded uPVC double glazed window to rear aspect enjoying views over the rear garden, single radiator, coving, built in wardrobes with hanging rail and shelving, cupboard with wooden shelving for linen and hot water tank.

### Bathroom

8'5" x 6'4" (2.59 x 1.95)



Obscured leaded uPVC double glazed window to side aspect, suite comprising low level w/c, pedestal wash hand basin, paneled bath with hinged glazed shower screen and mains shower over with separate shower attachment, part tiled, double radiator, tiled flooring.

### Dining Room/Bedroom Three

11'10" x 10'3" (3.61 x 3.14)



Leaded uPVC double glazed window to rear aspect, large single radiator, coving, stairs rising to

### Master Bedroom

15'5" x 9'9" (4.70 x 2.99)



Velux window to front aspect, leaded uPVC double glazed window to rear aspect, double radiator, single radiator, access to eaves storage, door to

### En Suite



Velux window to front aspect, access to eaves storage, vented cupboard housing Worcester Green Star boiler, suite comprising low level w/c, pedestal wash hand basin, electric chrome heated towel rail, wall light.

### Outside

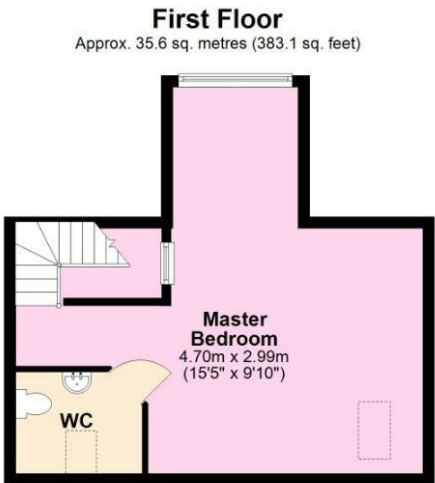
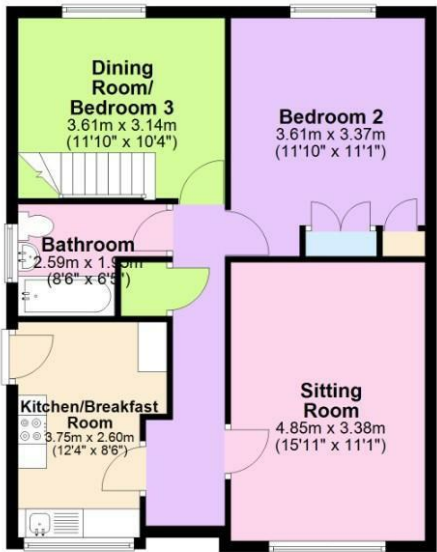
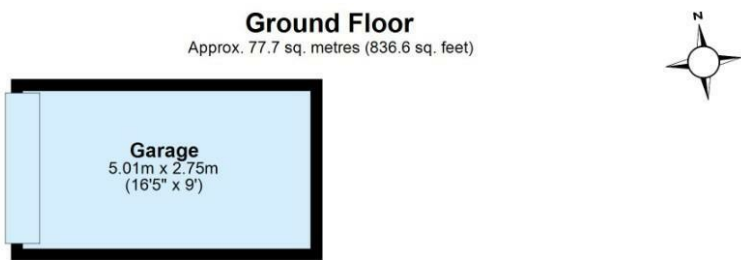


The front of the property is laid mainly to lawn with borders containing established ground cover, perennials and shrubs with a mature Japanese maple. The front is enclosed mainly by clipped hedges and shrubs with part featheredge fencing. A wrought iron gate with small steps down and a cobbled path leads to the front door. There is pedestrian access to the side of the property where there is a lawn sweeping around the side with a doorway to a private courtyard which is an ideal place for garden furniture. There is a lean-to with an established wisteria. A pedestrian gate opens onto the parking area for a number of vehicles and access to a detached single garage. There is a further area laid to gravel with established clipped hedges and shrubs. Access to the parking area is via double wooden gates.

### Detached Garage

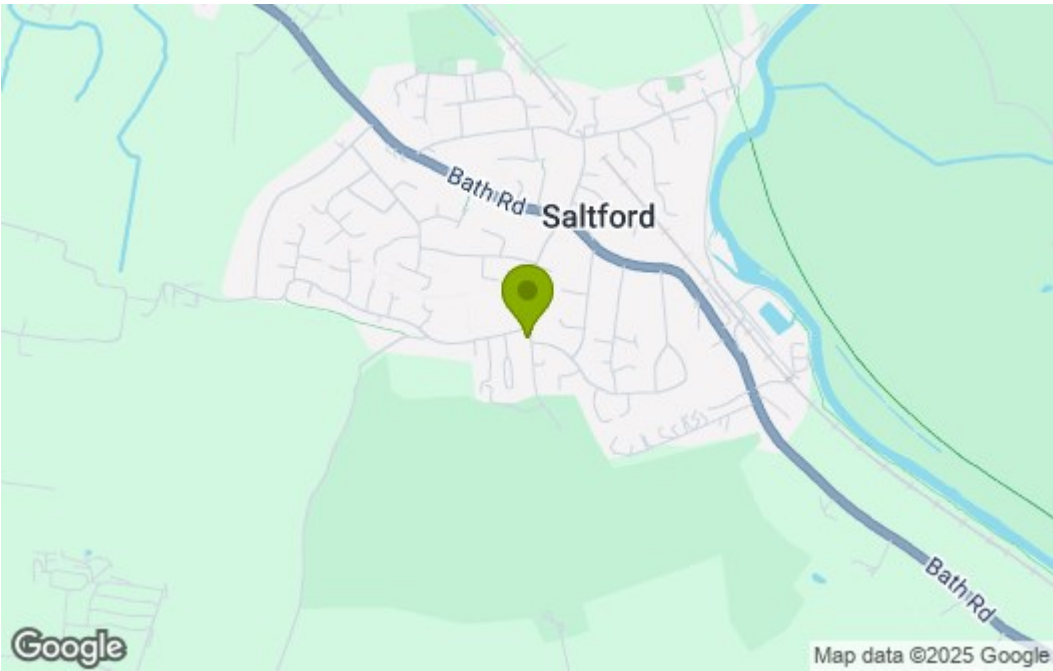
Metal up and over door, pit and lighting.

Floor Plan

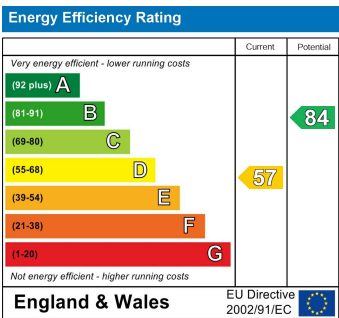


Total area: approx. 113.3 sq. metres (1219.7 sq. feet)  
**3 Golf Club Lane, Saltford**

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.