



32 Rodney Road, Bristol, BS31 3HP

Offers Over £750,000

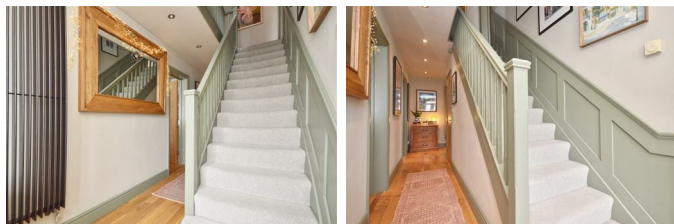
Nestled on the sought-after Rodney Road in Saltford, Bristol, this charming semi-detached house offers a perfect blend of modern living and classic appeal. Built in 1935, this extended property boasts an impressive 2,489 square feet of well-presented accommodation, making it an ideal family home.

As you enter, you are greeted by a spacious reception room that provides ample space for relaxation and entertaining. The heart of the home is the open plan kitchen, dining, and family room, which features bi-folding doors that seamlessly connect the indoor space to the enclosed rear garden, perfect for enjoying sunny days and al fresco dining.

The property comprises five generously sized bedrooms, including a master suite complete with an en suite shower room and a dressing room, ensuring comfort and privacy for the whole family. With a well-appointed bathroom, morning routines will be a breeze.

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

Hallway



Stairs rising to first floor landing, wood flooring, two contemporary wall mounted radiators, inset spots (sensor lighting), understairs storage cupboard housing Cat 5 Network hub, with hanging space and light, door to garage, doors to

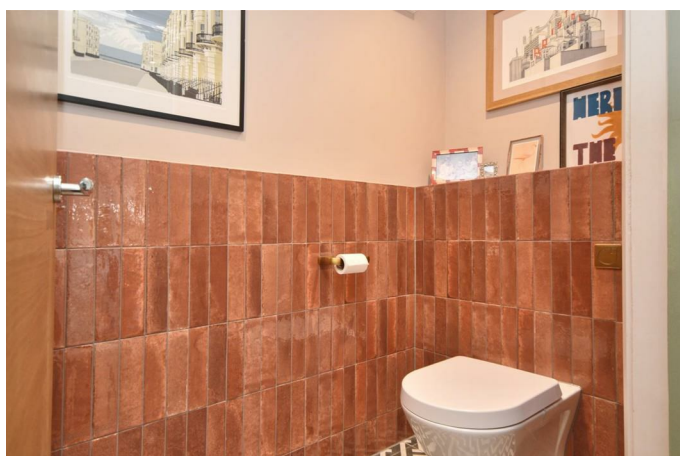
Sitting Room

21'8" x 12'7" (6.62 x 3.84)



Feature uPVC double glazed bay window to front aspect, double radiator, contemporary wood burning stove with granite hearth, alcove shelving, bespoke cabinetry with storage space and display shelving, wood flooring, inset spots.

Downstairs W/C



Tiled flooring, part tiled walls, inset spots, extractor, suite comprising concealed cistern w/c, wash hand basin with mixer tap over and storage beneath, heated towel rail.

Open Plan Kitchen/Dining/Living Room

17'0" x 33'7" (5.19 x 10.26)



Five Velux windows to both sides and rear aspect, double glazed window to rear aspect, a good expanse of bi folding doors to rear garden, LVT flooring, under floor heating, inset spots, a range of modern contemporary wall and floor units with quarts worksurfaces over, under unit lighting, 1 1/2 bowl sink unit with mixer taps over, integrated fridge and freezer, bin storage, integrated Neff full sized dishwasher, glazed splash back, Neff double ovens, a range of pan drawers, central island with Neff induction hob. quarts surface over, a range of pan drawers and ample space for bar stools., door to

Utility Room

5'1" x 8'11" (1.57 x 2.74)



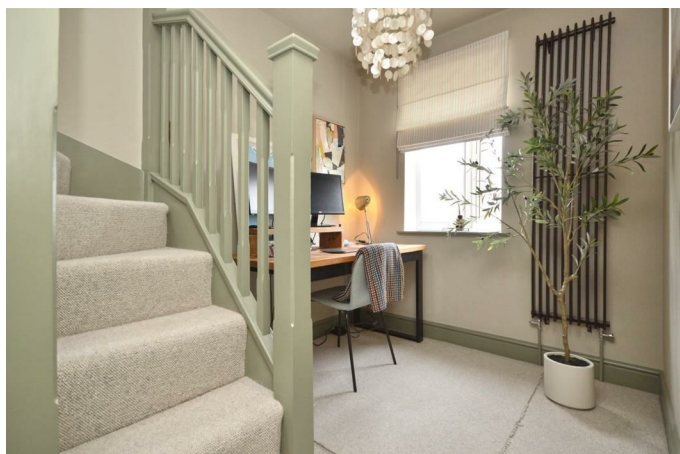
LVT flooring, single radiator, a further range of wall and floor units, single sink with mixer taps over, space for further white goods including fridge, integrated washing machine, further storage space, lighting, extractor.

Garage

16'4" x 13'11" (5.00 x 4.25)

Worcester gas boiler, pressurized water tank, ample storage space, electric roller door, power and light is connected.

First Floor Landing



(Currently used as a study area) Stairs rising to second floor landing, uPVC double glazed feature window to front aspect, wall mounted contemporary radiator, inset spots, doors to

Master Bedroom

17'4" x 13'10" (5.29 x 4.24)



uPVC double glazed window to front aspect enjoying views across to Kelston Roundtop, double radiator, a good range of built in storage cupboards with hanging rail and shelving, wall light, doors to

Dressing Room

5'7" x 5'7" (1.72 x 1.72)

uPVC double glazed window to rear aspect, single radiator, a range of fitted open fronted wardrobes with hanging rail and shelving.

En Suite Shower Room

5'7" x 7'11" (1.72 x 2.42)



Obscured uPVC double glazed window to rear aspect, a contemporary suite comprising low level w/c, wash hand basin with mixer taps over and storage drawers beneath, slight step up into shower with shower screen and rainfall shower with separate shower attachment over, mostly tiled walls, tiled flooring, electric heated towel rail.

Bedroom Two

15'8" x 12'7" (4.80 x 3.84)



Feature uPVC double glazed bay window to front aspect enjoying views towards Kelston Roundtop, double radiator, inset spots, alcove shelving, ample space for freestanding wardrobes.

Bedroom Three

13'3" x 11'1" (4.04 x 3.38)



uPVC double glazed window to rear aspect, double radiator, wood effect flooring, inset spots, space for freestanding wardrobes.

Family Bathroom

5'7" x 7'8" (1.72 x 2.34)



Obscured uPVC double glazed window to rear aspect, contemporary suite comprising low level w/c, wash hand basin with mixer tap over, tiled splash back and storage beneath, panelled bath with hinged glazed screen and mains shower over with shower screen, inset spots, tiled flooring, inset spots, extractor.

Second Floor Landing



Two Velux windows to front and rear aspects, inset spots, doors to

Bedroom Four

15'0" x 11'4" (4.59 x 3.46)



Two Velux windows to front and rear aspects, access to eaves storage, double radiator.

Bedroom Five

12'3" x 15'1" (3.75 x 4.62)



Three Velux windows to front, side and rear aspects, 2 small double radiators, access to eaves storage.

Outside

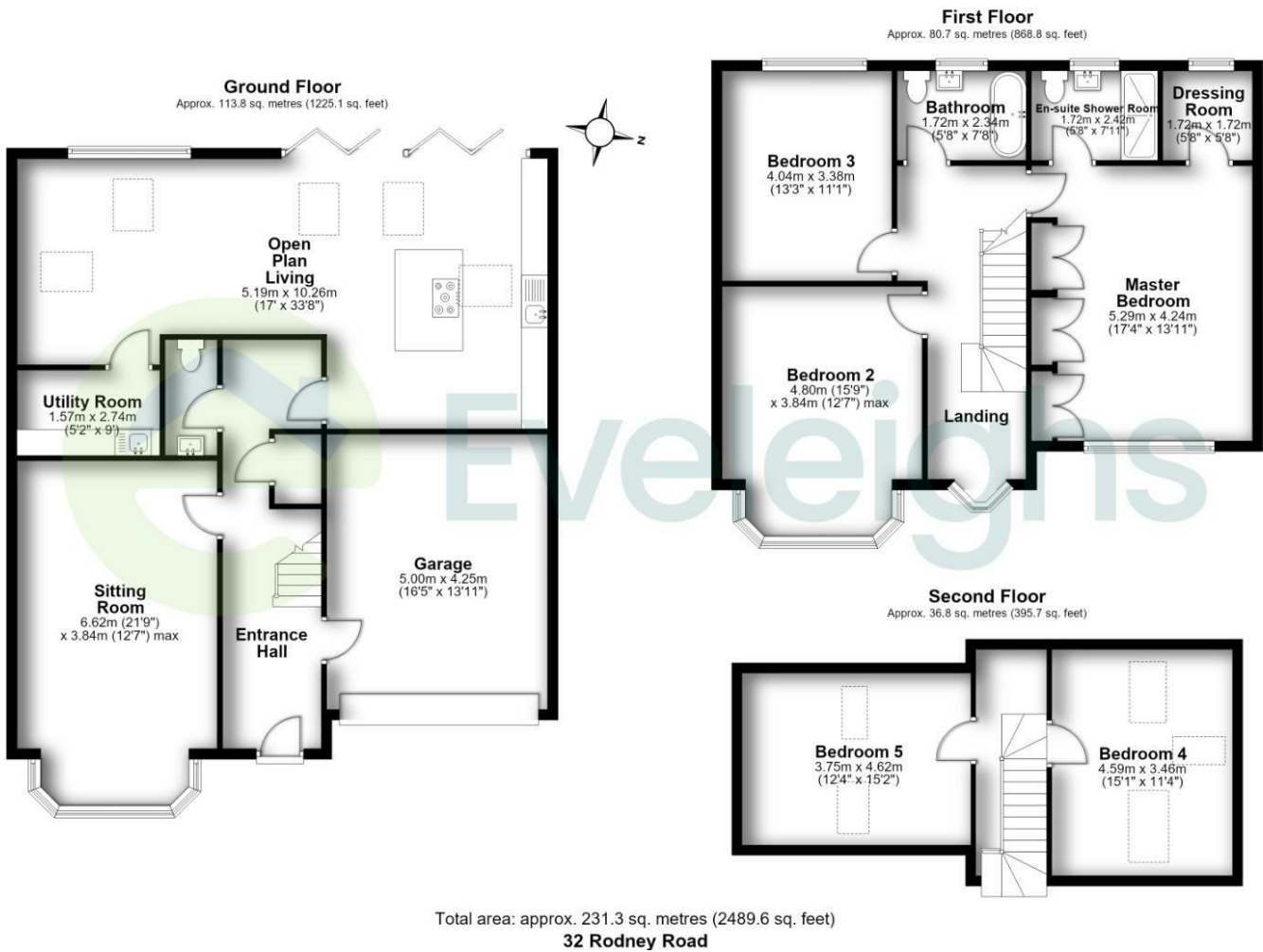


The rear garden has a patio immediately adjacent to the property ideal for al fresco dining, steps lead down to a slight sunken patio (ideal for a firepit) with seating, the rear of the property has wooden cladding with downlighters giving a contemporary feel. Steps lead down to a lawn area with a raised railway sleeper border at the bottom containing a mixture of plants and shrubs. Along the side of the property is an area of gravel with wall lights and a pedestrian gate giving access to the front. The rear garden is enclosed mainly by featheredge fencing and rendered wall with a brick coping. The front of the property has a block paved driveway providing off street parking and an area of gravel providing further parking.

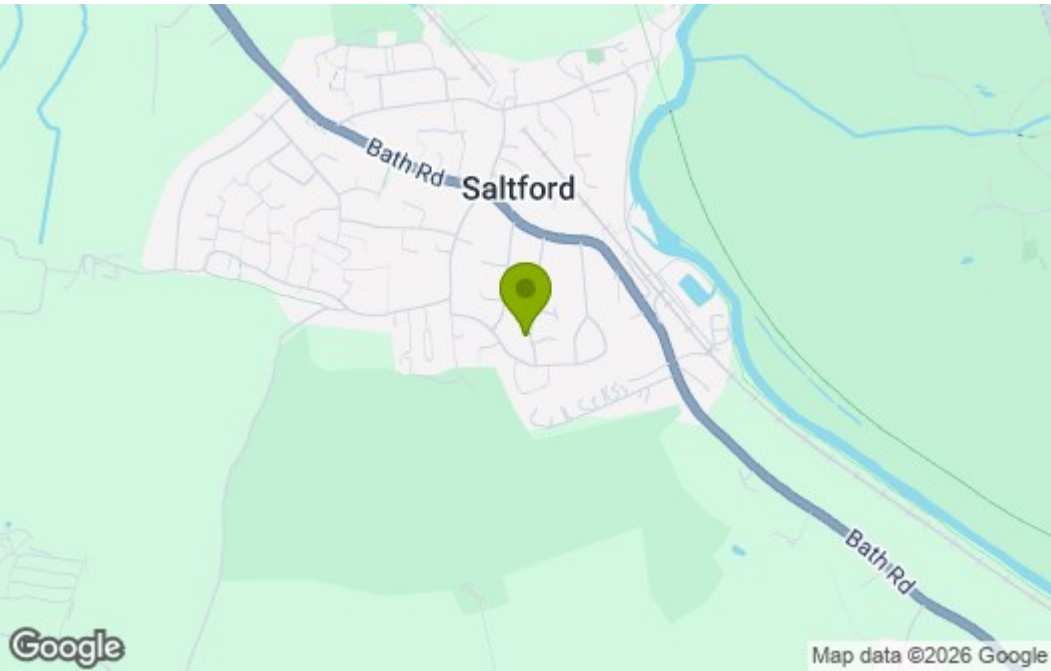
Directions

Sat Nav BS31 3HP

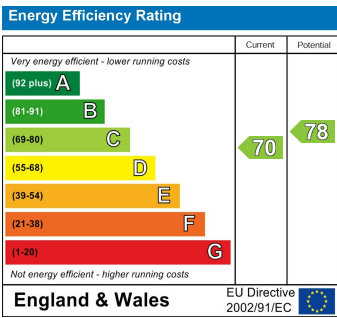
Floor Plan



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.