EVELEIGHS

info@eveleighs.com
www.eveleighs.com

34 Claverton Road West, Bristol, BS31 3DU

£550,000

Positioned on Claverton Road West in Saltford, this fully refurbished and immaculately maintained semi-detached house offers a delightful family home with a perfect blend of comfort and convenience The property boasts three well-proportioned bedrooms and two inviting reception rooms, making it ideal for both relaxation and entertaining.

Built in 1965, this home has been maintained to a show home standard, showcasing contemporary fixtures and fittings throughout. The property benefits from gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency. A standout feature is the well-kept south-westerly facing rear garden extending to 110ft, complete with a summerhouse, providing a tranquil outdoor space for family gatherings or quiet moments.

The property also includes a garage and a driveway, offering off-street parking for multiple vehicles, a valuable asset in this sought-after area. An internal inspection is highly recommended to fully appreciate the quality and charm of this residence.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via front door with uPVC double glazed side panels into

Hallway
20'2" x 5'9" (6.15 x 1.76)

Stairs rising to first floor landing, under stairs storage cupboard, contemporary wall mounted radiator, coving, inset spots, LVT wood effect flooring, opening to the kitchen, double doors to L-shaped sitting/dining room.

Kitchen
7'11" x 9'7" (2.43 x 2.94)

uPVC double glazed window to front aspect, a range of modern wall and floor units with worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splash backs, 4 ring AEG induction hob with AEG oven and grill beneath and extractor hood over, integrated fridge and freezer, integrated full sized Bosch dishwasher, space and plumbing for automatic washing machine, door to garage, LVT wood effect flooring, inset spots, Myson floor kick heater.

L-Shaped Sitting/Dining Room
19'6" x 15'11" (5.95 x 4.87)

uPVC double glazed window to side aspect, coving, 2 wall mounted contemporary radiators, LVT wood effect flooring in dining area, carpet in sitting room, coving, uPVC double glazed window to rear aspect, uPVC double glazed French doors with side panels to rear garden, coving, contemporary portrait convection fire.

First Floor Landing
5'4" x 9'9" (1.64 x 2.99)

Access to loft space, inset spots, airing cupboard with shelving for linen and Ideal gas combination boiler, doors to

Family Bathroom
8'1" x 5'11" (2.47 x 1.82)

Obscured uPVC double glazed windows to side aspect, tiled flooring, fully tiled walls, inset spots, extractor, suite comprising concealed cistern w/c, wash hand basin with chrome mixer taps over and storage beneath, L-shaped paneled bath with hinged glazed shower screen and electric Mira Sport Max shower over, chrome heated towel rail, vanity mirror with light.

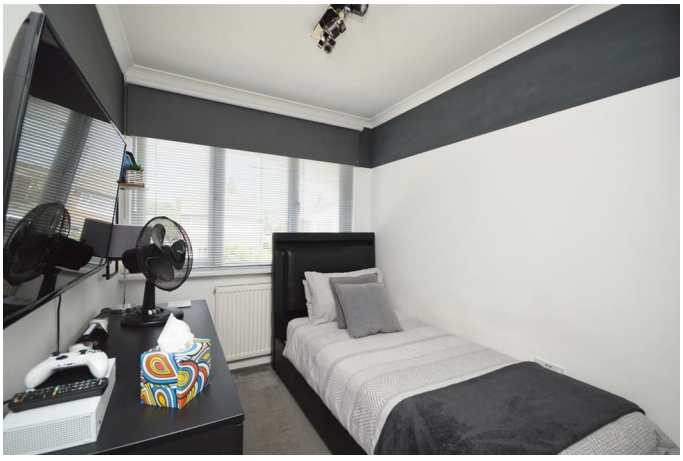
Master Bedroom
9'9" x 16'0" (2.98 x 4.88)

2 uPVC double glazed windows to rear aspect, built in mirror fronted wardrobes with hanging rail and shelving, separate storage cupboard with hanging rail and shelving.

Bedroom Two
12'7" x 8'10" (3.85 x 2.70)

uPVC double glazed window to front aspect, single radiator, a range of built in mirror fronted wardrobes with hanging rail and shelving.

Bedroom Three
10'10" x 6'10" (3.32 x 2.09)



uPVC double glazed window to front aspect, single radiator, built in mirror fronted fitted wardrobes with hanging rail and shelving.

Outside

The front of the property is laid to a contemporary Marshalls Drivesett Argent granite block paved driveway providing off street parking for a number of vehicles and access to the garage, there is an area laid to lawn with plants with a clipped hedge along with a pebble area for ease of maintenance. The front is enclosed by clipped shrubs and fencing. The rear garden has a generous patio area (laid to scalps) with contemporary lighting immediately adjacent to the property ideal for outside entertaining. There is a rendered wall with steps leading up to the remainder of the garden which is laid to a level lawn with pockets of borders containing plants and shrubs. A summerhouse with remote controlled contemporary lighting and a sun terrace/decking area is situated at the rear of the garden ideal for garden furniture. Behind the summerhouse and via a pedestrian gate is a further area laid to gravel with a mature magnolia tree and also a vegetable garden with secure storage. The rear garden is enclosed mainly by featheredge fencing and contemporary fencing next to the patio.

Summerhouse

Double glazed turn and tilt windows and double French doors giving access to the garden, power and light is connected.

Garage
16'5" x 13'8" (5.01 x 4.18)

Composite door, metal up and over door, double glazed French doors to the rear patio, double glazed window to rear aspect, power and light is connected, space for further white goods including tumble drier and fridge and chest freezer, obscured uPVC double glazed window to side aspect.

Agent Note
The patio area is left for the buyer to finish.

Directions

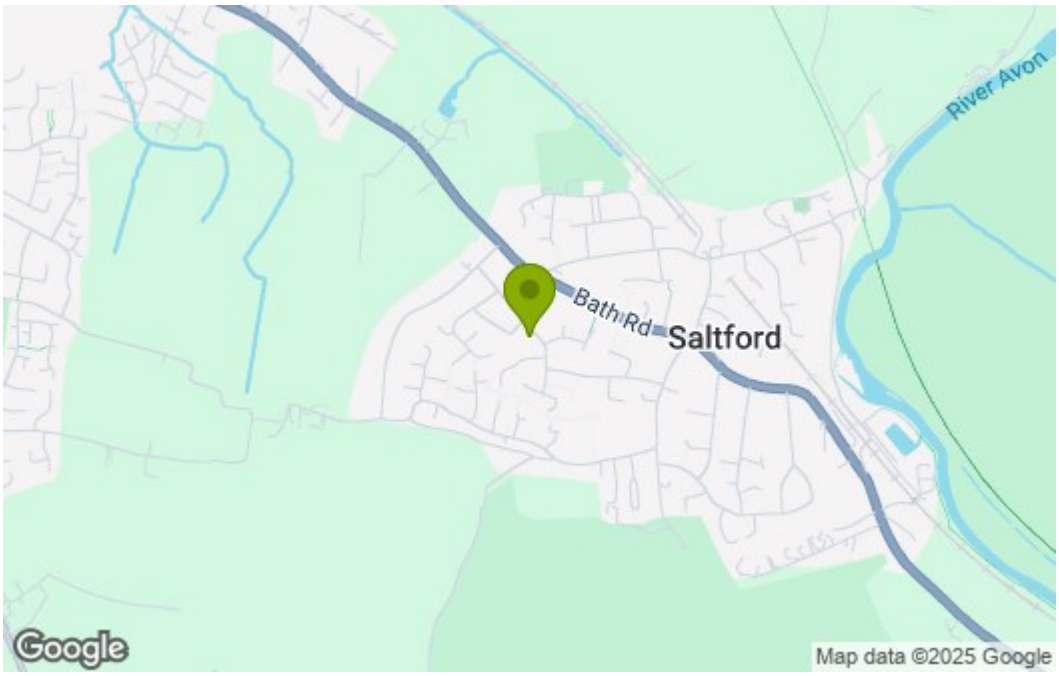
Sat Nav BS31 3DU

Floor Plan

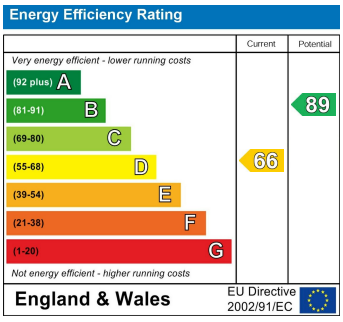
Total area: approx. 116.7 sq. metres (1256.2 sq. feet)

34 Claverton Rd West , Saltford, Bristol

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 firms employment has the authority to make or give any representation or warranty in respect of the property.