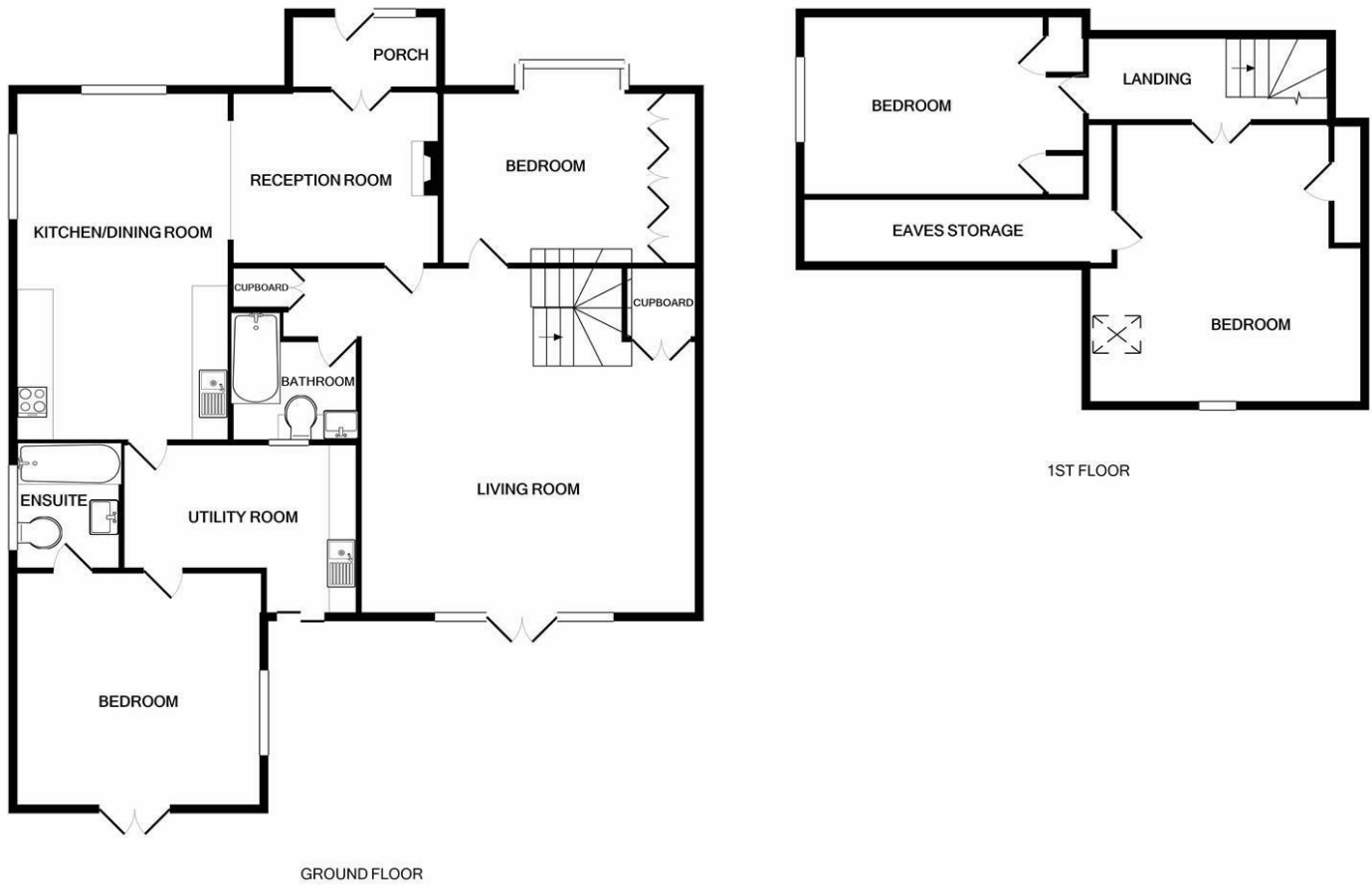


DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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541 Bath Road, Saltford, Bristol, BS31 3JG



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Guide price £600,000

An immaculately presented individual detached bungalow with a good size garden set in a highly convenient location close to the hub of the village enjoying local amenities within easy reach.

- Unappreciated Unless Viewed Internally
- Beautifully Modernised & Decorated
- Versatile Accommodation
- 'L' Shaped Kitchen/Dining Room
- Large Living Room
- Utility Room
- 2 Double Bedrooms
- En Suite & Family Bathrooms
- Two Useful Loft Rooms
- Feature Gardens
- \* Abundant Off Street Parking
- \* Workshop & Summer House



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# 541 Bath Road, Saltford, Bristol, BS31 3JG

This individual detached bungalow is presented to an extremely high standard and is unappreciated unless viewed internally. It has been subject to significant improvements during the current ownership and offers well planned accommodation which is approached through an entrance porch to a light and spacious dining room which connects to the well appointed contemporary fitted kitchen. There is also a large living room with french doors leading to the garden and a feature spiral staircase to the upper floor. A useful utility room links the rear garden with the kitchen. There are two double bedrooms, the one at the rear of the house with an en suite bathroom with the other being served by a separate family bathroom. On the upper floor there are two useful loft rooms which have historically been used for bedroom space but are suitable for a variety of uses including, hobbies, home office etc.

On the outside the property is set back from Bath Road by a stone boundary wall with a large driveway providing abundant parking and turning space for a number of vehicles while the 100ft rear garden is a real delight being well maintained with an extensive paved patio terrace with timber pergola immediately to the rear of the property, beyond which is a virtually level lawn and at the far end of the plot lies a large workshop and summer house.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

Composite entrance door with double glazed side windows leading to

### PORCH

Radiator, glazed double doors to

### DINING ROOM 5.0m max x 3.96m reducing to 3.35m (16'4" max x 12'11" reducing to 10'11")

Light and spacious room with double glazed window to the front aspect and double glazed window to side, the latter enjoying views along the Avon valley. Attractive stone fireplace with open grate, solid wood flooring, two columned radiators. The dining room is open to the kitchen.

### KITCHEN 4.68m x 2.71m (15'4" x 8'10")

Double glazed window to side aspect, columned radiator, solid wood flooring. Furnished with an excellent range of contemporary wall and floor units finished in contrasting high gloss white and wood grain with solid work tops, moulded sink and pillar mixer tap. The units have a tiled splash backs and under cupboard lighting. Built in five ring stainless steel Bosch gas hob with contemporary extractor hood above and eye level Smeg double oven and grill. The kitchen provides a generous amount of storage space with drawers and cupboards one of which contains the Worcester gas fired combination boiler.

### UTILITY ROOM 4.07m x 2.60m reducing to 1.51m (13'4" x 8'6" reducing to 4'11")

Extensively tiled wall, sliding leaded door to outside, radiator. Fitted rolled edged work surface with cupboard beneath with inset belfast sink and mixer tap, plumbing for automatic washing machine and dishwasher and further appliance space.

### OPEN PLAN LIVING ROOM 7.50m x 3.65m (24'7" x 11'11")

Very appealing living area with an engineered oak floor, two vertical designer radiators and a double glazed french doors with side windows leading to the rear garden. Two large built in cupboards. An attractive spiral staircase with polished metal balustrade and wooden tread leads to the upper floor.

### BEDROOM 4.0m x 4.05m (13'1" x 13'3")

Double glazed french doors to rear aspect and double glazed window to side. Laminate wood flooring.

### EN SUITE BATHROOM 2.50m x 1.94m (8'2" x 6'4")

Double glazed window to side aspect, fully tiled walls, chrome finished heated towel rail. Attractive suite in white with chrome finished fittings comprising panelled bath with mixer tap incorporating shower attachment, low level wc and pedestal wash hand basin with mixer tap. Ceiling mounted downlighters.

### BEDROOM 3.91m into bay x 3.65m (12'9" into bay x 11'11")

Double glazed bay window to front aspect, columned radiator. Range of fitted wardrobes with integrated drawer storage to one wall.

### FAMILY BATHROOM 2.72m x 2.09m (8'11" x 6'10")

Ceiling mounted downlighters. Contemporary suite in white with chrome finished fittings comprising bath with shower screen, rain head over bath shower, wc with concealed cistern and wash hand basin with mixer tap and built in storage cupboards. Heated towel rail.

### FIRST FLOOR - LOFT ROOMS

#### LANDING

### ROOM ONE 3.62m x 3.27m (11'10" x 10'8")

Double glazed window with views along the Avon Valley. Wardrobe and built in cupboard, radiator. Remote control dimmable ceiling light.

### ROOM TWO (Restricted Height & Sloping Roof Line) 5.31m x 3.85m (to max) (17'5" x 12'7" (to max))

Circular window to rear aspect and double glazed velux window to the side. Radiator. Access to loft space.

#### OUTSIDE

There is a stone wall boundary wall to Bath Road with a shrub border beyond. The extensive driveway is laid to tarmac providing ample parking and turning space for abundant vehicles. There is a gated side access leading to the

### REAR GARDEN 30m x deep x 12m wide (98'5" x deep x 39'4" wide)

The rear garden is virtually level and comprises an extensive paved patio terrace immediately to the rear of the property with raised planters and outside tap and power. There is a metal pergola to one side, beyond the terrace is an extensive lawn with cerney gravel flower and shrub borders and mature trees. A further gravel terrace enjoys rural views. At the far end of the garden is a timber summer house (with power connected) and a

### LARGE WORKSHOP 5.30m x 3.53m (17'4" x 11'6")

With power and light connected.

#### AGENTS COMMENTS

Whilst the attic rooms have been used as bedrooms for many years we understand there is no building regulation approval for their use as habitable space, hence the property is being sold with two bedrooms.

