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2 Uplands Drive, Salford, Bristol, BS31 3JH



Offers Around £1,400,000

A superb and beautifully architecturally designed individual detached house renovated in an appealing contemporary style with accommodation across three floors, an enclosed westerly facing rear garden and superb studio cinema room/home office/annexe.

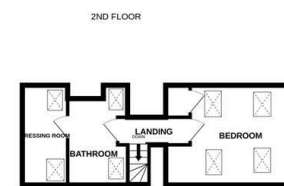
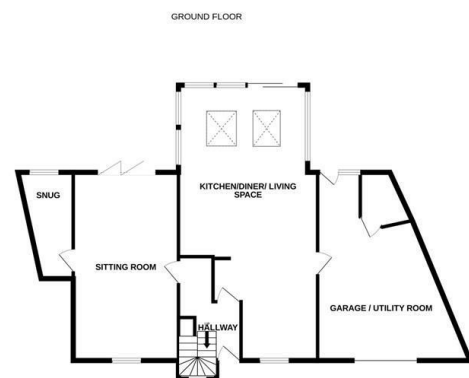
- Circa 2368sqft Of Quality High Specification Accommodation
- Living Room & Snug
- Superb Open Plan Living/Dining & Kitchen Area
- 5-6 Bedrooms
- En Suite Shower Room & 2 Family Bathrooms
- First Floor Bedroom Suite Comprising Bedroom, Bathroom & Dressing Room
- Ample Driveway Parking
- Attached Garage With Utility Area
- Good Size Enclosed Westerly Facing Rear Garden
- Superb Single Storey Detached Studio Providing Cinema Room/Home Office & Potential Annexe with Wet Room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The property comprises an outstanding individual detached house originally built in the 1950's. The property was acquired by our clients in 2011 and they have undertaken an extensive programme of extension and refurbishment to create the contemporary property that exists today, which will suit a wide range of purchasers. The property has a high specification and is finished to an excellent standard throughout.

Externally the property has elevations finished in K rend with contrasting anthracite coloured windows and tiled roof. The accommodation spans three floors linked by a feature oak staircase.

On the ground floor, the property is approached through a spacious entrance hall leading to good size living room with bi-fold doors opening onto the rear garden, featuring an attractive wood burning stove. Accessed from the room is a small snug ideal for quiet relaxation or reading. The hub of the home is a large open plan kitchen, dining and family room which is extensively glazed with floor to ceiling glazing at the rear, flooded with natural light providing an ideal family friendly space in which to entertain. The kitchen area is furnished with a William Ball kitchen with Silestone work surfaces and a range of built in Neff appliances. There is a connecting door from the kitchen into the garage which has a defined utility area and offers plenty of storage.

The first floor has four bedrooms, the main bedroom with a Juliette balcony and en suite shower room, the others are served by a family bathroom. In addition, there is a study on this level which could equally be used as a single bedroom. The upper floor bedroom suite comprises a double bedroom, bathroom and dressing room.

On the outside there is ample parking to the front of the property. The driveway provides the approach to the integral garage. The westerly facing rear garden is of good size, level and enclosed, while at the rear of the plot lies a superb recently completed wood clad studio style building used as a cinema room with a kitchen area and wet room making it versatile and ideal for use as a home office, potential annexe or overflow accommodation. The studio building is to a high specification.

Salford 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.

There is underfloor heating to the ground and first floors.

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

GROUND FLOOR

Entrance door with double obscure glazed side window, wood flooring, double glazed window to side aspect, ceiling mounted downlighters, columned radiator.

CLOAK/WC

Wall hung wc with concealed cistern and wall hung basin with mixer tap. Porcelanosa Tiled floor and feature wall.

LIVING ROOM 6.60m x 4.53m (21'7" x 14'10")

Wood flooring, double glazed window to front aspect and three panel bi-fold double glazed doors to rear providing access to the terrace and garden. Contemporary multi fuel stove.

SNUG 4.05m x 2.07m (tapering to 0.62m) (13'3" x 6'9" (tapering to 2'0"))

Double glazed window to rear aspect, columned radiator.

SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM 9.64m x 6.27m (to max) (31'7" x 20'6" (to max))

Double glazed window to front aspect, extensively glazed to the rear with floor to ceiling glazing and sliding doors to the rear garden providing a superb light filled space aided by two double glazed, remote controlled, velux windows. Attractive wood flooring to living room, tiled floor to the kitchen area. The kitchen is furnished with a range of contemporary handleless high gloss white wall and floor units by William Ball with contrasting Silestone work surfaces and up-stands. Inset one and a quarter bowl stainless steel sink unit with pillar tap, integrated Neff appliances including dishwasher, space for American fridge/freezer, induction hob with canopied stainless steel extractor hood above, eye level integrated oven and microwave. Ceiling mounted downlighters.

FIRST FLOOR

LANDING

Approached by a turning oak staircase from the ground floor, two double glazed windows to front aspect, double glazed window to the side, ceiling mounted downlighters, vaulted ceiling. Shelved linen cupboard.

STUDY 3.50m x 1.77m (11'5" x 5'9")

Double glazed window to side aspect.

BEDROOM 4.53m x 3.60m (14'10" x 11'9")

Built in wardrobes to one wall (included in measurements). Double glazed French doors and windows to rear with Juliette balcony overlooking the rear garden.

EN SUITE SHOWER ROOM

Circular double glazed window, Porcelanosa tiled walls and floor. White suite with chrome finished fittings comprising wc with concealed cistern, wash basin with mixer tap and drawer storage beneath, shower enclosure with rain head and hand held thermostatic shower. Illuminated heated mirror. Heated towel rail. Ceiling mounted downlighters.

BEDROOM 4.87m x 4.68m (15'11" x 15'4")

Double glazed window to front aspect and double glazed velux window to rear. Ceiling mounted downlighters, built in storage (excluded from measurements).

BEDROOM 4.54m x 2.96m (14'10" x 9'8")

Double glazed window to front aspect, built in wardrobes to one wall (included in measurements).

BEDROOM 4.40m x 2.63m (14'5" x 8'7")

Double glazed window overlooking the rear garden.

BATHROOM 3.25m x 2.57m (10'7" x 8'5")

Double obscure glazed window. Porcelanosa tiled walls and floor. White suite with chrome finished fittings comprising freestanding bath with side filler, low level wc, twin sinks with cupboard beneath and large fully tiled shower enclosure with rain head shower. Ceiling mounted downlighters, heated towel rail.

SECOND FLOOR

SPLIT LEVEL GALLERIED LANDING

Sloping roof line, double glazed Velux window.

BEDROOM 4.43m x 3.46m (14'6" x 11'4")

Double glazed Velux windows to front and rear aspects. Excellent undereves storage space (excluded from measurements). Built in dressing table, columned radiator.

BATHROOM 3.46m overall x 3.42m (including dressing room) (11'4" overall x 11'2" (including dressing room))

WC with concealed cistern, wall hung wash hand basin with mixer tap. Porcelanosa Tiles. Free standing bath with side filler. Shower enclosure, ceiling mounted downlighters, double glazed Velux windows to front and rear, heated towel rail. Inset wall mounted television.

DRESSING ROOM

Double glazed Velux windows to front and rear, access to eaves storage space, fitted hanging rails.

OUTSIDE

FRONT GARDEN

To the front of the property is a walled boundary to Uplands Drive with a landscaped garden and a driveway providing off street parking and the approach to the

INTEGRAL GARAGE 6.06m (to max tapering) x 6.0m (19'10" (to max tapering) x 19'8")

Remote controlled electric roller door, double glazed window to front aspect and double glazed door to the rear garden. Within the garage is defined utility area with fitted wall and floor units and contrasting work surfaces, inset stainless steel single drainer sink unit. Plumbing for automatic washing machine and dishwasher. Two radiators. Walk in plant room/boiler cupboard with hot water cylinder and Worcester gas fired boiler. (included in measurements).

REAR GARDEN 13m deep x 14m wide (42'7" deep x 45'11" wide)

The garden is westerly facing, enclosed and level. It comprises paving and permeable resin patio and pathways with a lawned area ideal for outdoor entertaining and enjoying a good degree of seclusion. Outside power, light and water are provided. To one side is an outdoor kitchen with brick built BBQ and sink.

SINGLE STOREY STUDIO BUILDING

Set to the rear of the plot with bespoke fittings and underfloor heating. This comprises a

CINEMA ROOM/STUDY & KITCHEN AREA 9.39m x 2.96m (30'9" x 9'8")

The kitchen area is fitted with a Belfast sink, two wine fridges, integrated refrigerator and dishwasher. The room is extensively glazed with a double glazed sliding patio door overlooking the garden. Air conditioning and underfloor heating provided by an air source heat pump. There is a feature wood burning stove and concealed pull down double bed within wall cupboard. The cinema hardware including projection screen etc is available by separate negotiation.

WET ROOM 2.96m x 2.51m

Fully tiled walls and floor. Wall hung wash basin with mixer tap and drawer storage beneath, wc with concealed cistern. Shower area with rain head and hand held thermostatic shower. Heated towel rail.

ADJACENT PLANT ROOM (Externally accessed) 3.40m x 2.59m (11'1" x 8'5")

Power and light.

AGENTS NOTES

The property is cabled for cctv, has a Sonos sound system with speakers throughout the property. These will remain but the hardware is not included in the sale price but maybe available by separate negotiation. Services - Mains Water, Electricity, Gas and Drainage connected. Broadband - Ultrafast 1000Mbps available (according to Ofcom) Mobile - EE, Three, O2 and Vodafone coverage available (according to Ofcom)

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

