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20 Uplands Road, Salford, Bristol, BS31 3JJ



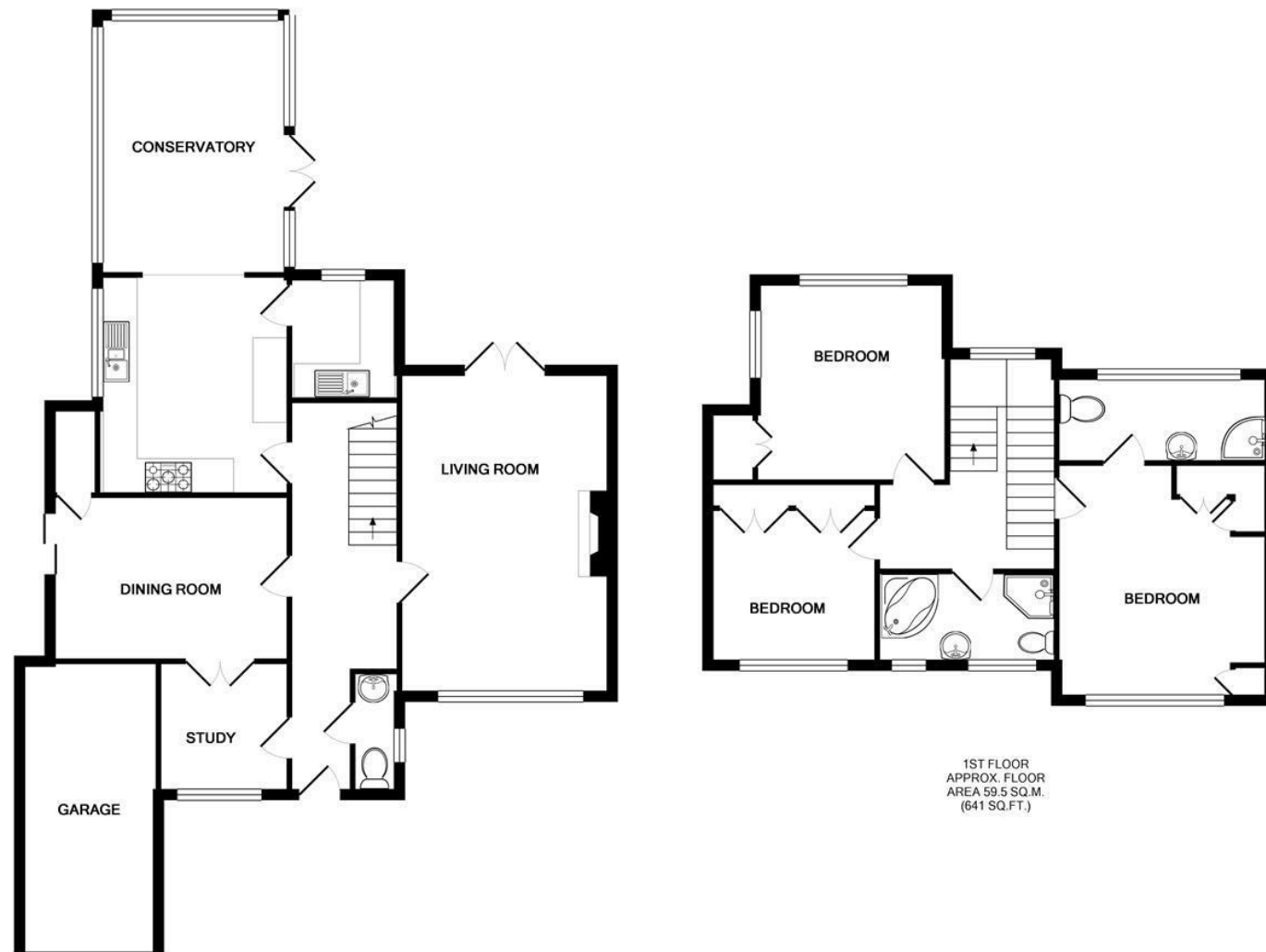
Price Guide £850,000

A lovely family home. Well presented attractive individual detached house set in a highly desirable location enjoying generous room sizes throughout and a large level garden.

- A fine family home with potential to extend (subject to consents)
- Highly sought after location
- Spacious hallway
- 3 Reception rooms
- Live in kitchen opening onto conservatory
- Utility room and downstairs WC
- 3 Double bedrooms
- Ensuite shower room & family bathroom
- Garage & ample driveway parking
- Glorious circa 100ft deep rear garden



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 74 |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



GROUND FLOOR
APPROX. FLOOR
AREA 100.6 SQ.M.
(1082 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 59.5 SQ.M.
(641 SQ.FT.)

TOTAL APPROX. FLOOR AREA 160.1 SQ.M. (1723 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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20 Uplands Road, Saltford, Bristol, BS31 3JJ

This well presented individual detached house originally dates from the 1950's and has been sympathetically extended and modernised to provide excellent family accommodation with tasteful decor throughout. There is scope to further extend the accommodation subject to obtaining necessary consents.

Uplands Road is one of the most sought after locations in the village and number 20 has the advantage of a large garden to the rear approximately 100ft in depth. On the ground floor the property is approached through a spacious entrance hall from which a staircase leads to the first floor. The ground floor accommodation comprises a cloak room/wc, sitting room, separate dining room and study and a large family kitchen which opens on to a large conservatory. There is also a useful utility room situated off the kitchen. On the first floor, there are three well proportioned bedrooms with the master bedroom having an en suite shower room and the other bedrooms being served by a family bathroom.

On the outside there is a gravelled driveway to the front with a well tended garden together with a garage. The rear garden is a particular feature of the property being approximately 100ft deep, it is level and beautifully landscaped laid to lawn with richly stocked flower and shrub borders and a number of trees.

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):

HALLWAY

A spacious introduction to the property, the hallway has Karndean flooring and a staircase rising to the first floor with turned spindle balustrading and a cupboard beneath. Radiator. Wall mounted alarm panel.

CLOAKROOM/WC

Double obscure glazed window, low level wc and pedestal wash hand basin with tiled splashback. Karndean flooring, radiator.

LIVING ROOM 5.76 x 3.79 (18'10" x 12'5")

Double glazed window to front aspect and double glazed french doors to rear garden flanked by matching side windows. Two radiators. Attractive fireplace with period style inset and living flame gas fire.

DINING ROOM 4.23 x 2.97 (13'10" x 9'8")

Sliding double glazed french door to side aspect, cupboard with Megaflow hot water cylinder. Glazed double doors to

STUDY 2.32 x 2.25 (7'7" x 7'4")

With separate door to hallway, double glazed window to front aspect, radiator.

LIVE IN FAMILY KITCHEN 8.61 x 3.4 (28'2" x 11'1")

The kitchen opens with a wide arch onto a large double glazed conservatory with a glass roof. Double glazed window to side aspect, tiled floor. The kitchen area has ceiling mounted downlighters and is furnished with an excellent range of modern wall and floor units providing drawer and cupboard storage space with granite work surfaces, up stands and tiled surrounds. Inset one and a quarter bowl sink unit with mixer tap and separate drinking water tap, integrated Neff dishwasher, large fridge and larder cupboard. Burgundy Rangemaster range cooker with granite back panel and matching hood. The conservatory area has fitted blinds, radiator and french doors leading to the terrace at the rear of the house.

UTILITY ROOM 2.32 x 1.90 (7'7" x 6'2")

Double glazed window to rear aspect, tiled floor, radiator. Fitted units with rolled edged work surfaces and up stands, belfast style sink with mixer tap, plumbing for automatic washing machine. Further appliance space.

LANDING

Approached by a turning staircase with a double glazed window which overlooks the rear garden at the half landing level. Access to roof space.

BEDROOM ONE 4.22 x 3.8 (13'10" x 12'5")

Double glazed windows to front aspect with views to Kelston Roundhill, radiator. Range of built in furniture including wardrobes, top boxes, bedside cabinets and dressing table (all included in measurements).

EN SUITE SHOWER ROOM

Double glazed window to rear aspect, fully tiled walls and Karndean flooring, radiator. White suite with chrome finished fittings comprising low level wc, wash hand basin set in vanity unit with cupboard beneath, corner shower enclosure with thermostatic shower head. Heated towel rail.

BEDROOM TWO 3.6 x 3.42 (11'9" x 11'2")

Double glazed windows to side and rear aspects, built in wardrobe (excluded from measurements). Radiator.

BEDROOM THREE 3.35 x 3.0 (10'11" x 9'10")

Double glazed window to front aspect with views to Kelston Roundhill, radiator. Range of built in wardrobes (included in measurements).

FAMILY BATHROOM

Two double glazed windows to front aspect, fully tiled walls and floor. White suite with chrome finished fittings comprising corner bath, columned pedestal wash hand basin, low level wc and corner shower enclosure with thermostatic shower head. Radiator.

OUTSIDE

To the front of the property there is a dwarf brick wall to Uplands Road and a brick edged cerney gravelled driveway providing ample off street parking and turning space while the front garden is laid to lawn with flower and shrub borders. To one side is a GARAGE 4.93m (16' 2") plus recess x 2.42m (7' 11") up and over entrance door, double glazed window, power, light and water connected, gas fired combination boiler (situated within the recess area).

There is a gated side access leading to the LARGE WESTERLY FACING REAR GARDEN some 30m (100') deep and 12m (39') wide. The garden is level and provides a delightful setting for the house. There is a paved terrace immediately to the rear of the property beyond which there is a well tended lawn with richly stocked flower and shrub borders with a number of trees. At the far end of the plot there is a timber garden shed.

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.

ADDITIONAL INFORMATION

All mains services - Water, Electricity, Gas and Drainage.
Broadband - Ultrafast 1000Mbps available (source - Ofcom)
Mobile - EE, Three, Vodafone, O2 likely available outside but limited inside (source - Ofcom)

