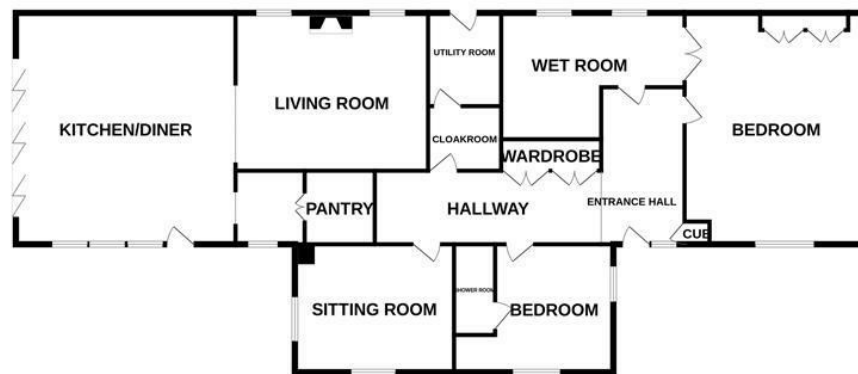


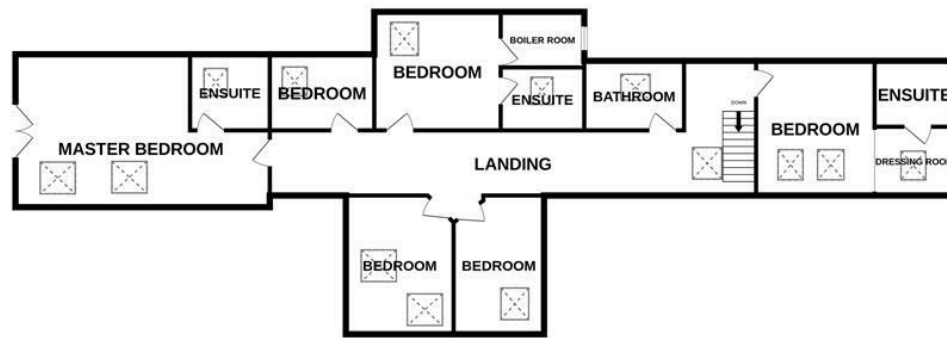
489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	81
(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		

GROUND FLOOR
2069 sq.ft. (192.3 sq.m.) approx.



1ST FLOOR
1480 sq.ft. (137.5 sq.m.) approx



TOTAL FLOOR AREA : 3549 sq.ft. (329.8 sq.m.) approx.

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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Little Vale Paulton Road, Hallatrow, Bristol, BS39 6EG



Offers In Excess Of £750,000

Little vale is a stunning detached property which offers flexible and spacious accommodation. The property is ideal for multi generation living. The property offers up to eight bedrooms and has six bath/ shower rooms. All this while having a lovely garden to enjoy. The property has been finished to a high standard and is sure to impress.

- Substantial detached dormer bungalow on a generous plot
- Flexible accommodation with bedrooms and bathrooms on both levels
- Deceptively generous size reception and bedrooms
- Ample parking available on the driveway for numerous vehicles
- Garden studio ideal for crafts or storage
- Electric gated access
- Impressive kitchen diner / family room with dual aspects looking the garden
- Outstanding master bedroom with a Juliet balcony and ensuite
- Spacious hallway with ample storage

Little Vale Paulton Road, Hallatrow, Bristol, BS39 6EG

Nestled on a nice plot on the outskirts of Hallatrow is this substantial detached family home offering a versatile living experience. Boasting two/three reception rooms and six/seven bedrooms, and three bathrooms, this property is perfect for those seeking space and comfort.

Upon entering, you are greeted by a stunning open plan living area that seamlessly combines a modern kitchen dining space with a cosy living room featuring a wood burner, creating a warm and inviting atmosphere for gatherings with family and friends.

The highlight of this magnificent home is the sensational master bedroom suite, complete with a Juliet balcony overlooking the picturesque surroundings and an ensuite bathroom for added luxury and convenience.

Designed with practicality in mind, this property is suitable for an extended family, offering bedroom and bathroom accommodation on the ground floor, ensuring everyone's needs are met effortlessly.

Outside, the generous space includes a patio seating area, perfect for al fresco dining or simply relaxing in the fresh air, as well as a spacious lawn area that is ideal for families with children or pets to enjoy.

If you are looking for a spacious family home that combines modern living with comfort and style, this property on Paulton Road is a must-see. Don't miss the opportunity to make this house your home and create lasting memories in this delightful setting.

GROUND FLOOR

ENTRANCE HALL

Entry via a double glazed door with a double glazed window to the side. The main hallway has a further section which leads off to the left which can be closed off with double doors. Three storage cupboards for coats and shoes. Karndean flooring throughout this area. Staircase leads to the first floor. Two radiators.

SITTING ROOM 4.60 x 3.64 (15'1" x 11'11")

Double glazed dual aspect windows overlooking the front of the property and the garden. Ceiling spot lights and a phone point. Radiator.

LIVING ROOM 5.48 x 4.34 (17'11" x 14'2")

Two full height double glazed windows. Wood burner with a stone hearth and wood mantle above. Coved ceiling. Two radiators and wood flooring

KITCHEN DINER / BREAKFAST ROOM 6.60 x 6.26 (21'7" x 20'6")

The true heart of the home with a central island with a breakfast bar, ample storage below, block wood work tops and a designer three bulb light above, further lighting is available in the form of ceiling spot lights. A good range of base and wall units offers excellent storage with block wood worktops. Inset into the worktop is a stainless steel sink with drainer and a mixer tap. Behind the worktops are subway style tiles in a charcoal colour. There is space for a range style cooker and an American style fridge freezer. A built in dishwasher is supplied as part of this great kitchen. The property benefits from bi-fold doors on one aspect and matching full height windows on the other aspect with a further matching full height door. Two electric heaters. The matching wood flooring flows through from the living room.

STORE AREA AND PANTRY

Off the kitchen is a store area with full height window. This leads to the double doors of the pantry.

BEDROOM 6.68 x 5.22 (21'10" x 17'1")

Dual aspect double glazed windows. Built in wardrobes. Three radiators. The room has been currently set so it can be used for a disabled person with ceiling rails. The rail leads to double doors which open to give continuous disabled access to the wet room.

WET ROOM 2.85 ext to 5.6 x 3.65 narrow to 2.12 (9'4" ext to 18'4" x 11'11" narrow to 6'11")

The ceiling rails continue in the room giving access to a specialist bath with raise lower platform. Tiled walls. Pedestal basin. Toilet. Heated towel rail. Ceiling spot lights. Two double glazed frosted windows. Shower.

GUEST BEDROOM 4.57 x 3.48 (14'11" x 11'5")

Dual aspect double glazed windows. Radiator. Ceiling spot lights. Door to

GUEST BEDROOM ENSUITE

Shower cubicle with a mains shower and a vanity basin. Tiled walls and floor.

CLOAKROOM 1.33 x 1.71 (4'4" x 5'7")

Vanity wall hanging sink with matching enclosed cistern toilet. Part tiled walls and laminate flooring. Ceiling spot lights. Door leads to

UTILITY ROOM 2.68 x 2.09 (8'9" x 6'10")

Double glazed door leads to outside. Cupboards under a laminate worktop and an inset sink with mixer tap. Tiled splashback with subway style tiles. Radiator. Space for a washing machine and tumble dryer

FIRST FLOOR

MASTER BEDROOM 4.98 ext to 7.37 x 4.34 (16'4" ext to 24'2" x 14'2")

A spectacular master room with a Juliet balcony accessed via two French doors and two roof lights. Two radiators. Ceiling spot lights.

MASTER BEDROOM ENSUITE 2.27 x 2.17 (7'5" x 7'1")

Walk in corner shower. Toilet. Vanity sink with a mixer tap with further cupboard storage and work top. Heated towel rail. Ceiling spot lights

BEDROOM 2 SUITE 3.81 x 3.39 (12'5" x 11'1")

Two roof lights provide natural light. Radiator. Ceiling spot lights. Open to a dressing room which is 2.27m x 1.97m and has a roof light. This leads to the

ENSUITE 2.24 x 1.24 (7'4" x 4'0")

Walk in rainfall shower. Vanity basin with mixer tap. Tiled walls. Laminate flooring. Heated towel rail.

BEDROOM 3 3.7 x 3.4 (12'1" x 11'1")

Roof light double glazed window. Radiator. Loft access. Eaves access. Door leads to walk-in cupboard housing the water tanks.

ENSUITE 2.16 x 1.53 (7'1" x 5'0")

Walk in shower with a vanity basin and toilet. Tiled walls and laminate floors. Heated towel rail.

BEDROOM 4 2.96 x 2.18 (9'8" x 7'1")

Roof light window. Radiator. Eaves access.

BEDROOM 5 3.89 x 2.57 (12'9" x 8'5")

Roof light window. Radiator

BEDROOM 6 3.90 x 3.06 (12'9" x 10'0")

Dual aspect roof light windows. Radiator

BATHROOM 2.88 x 2.11 (9'5" x 6'11")

A real touch of luxury with a free standing designer bath and taps. Vanity sink with grey cupboards below and wall mirror with a back light and matching enclosed cistern toilet. Heated towel rail. Cream coloured tiled floors and part tiled walls. Roof light window.

OUTSIDE

The property benefits from a large lawn area and a big patio space which is outside the kitchen bi-fold doors. This is separated from the lawn with a dwarf hedge. There is an outside studio/storage shed. To the front of the property is a generous parking area which is accessed from the road with electric gates and the plot is enclosed with fencing.

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

Local authority.. Bath and North east Somerset
Broadband. Ultrafast 1000mps source Ofcom
Mobile phone signal outside EE O2 Three Vodaphone Likely
Within a coal mining reporting area.

