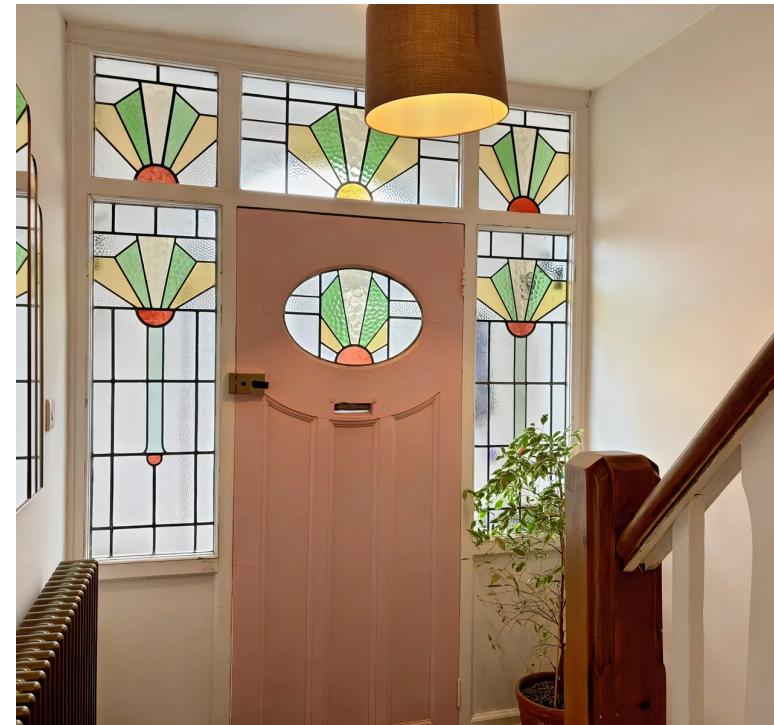




Salisbury Road, Downend, Bristol, BS16 5RA
Bristol

Guide Price
£475,000

Step into contemporary comfort and timeless charm with this superbly extended three-bedroom semi-detached home, just 100 metres from the vibrant heart of Downend Village. Enjoy the convenience of boutique shops, welcoming pubs, lively bars, and a host of eateries right on your doorstep. The property blends stylish modern living with sought-after period features, offering a stunning open-plan kitchen, dining, and family area—perfect for entertaining or relaxed evenings in. Unwind in the inviting separate lounge with its characterful fireplace, while practical touches like a utility room and cloakroom add everyday ease. Upstairs, three generous bedrooms and a stylish family bathroom await. Outside, discover three distinct garden spaces to the front, side, and rear, providing plenty of room for play, gardening, or al fresco dining. The front garden also features a driveway with space for three cars, as well as access to the garage, making this a truly exceptional lifestyle opportunity in a thriving community.



Property Type: Semi Detached House

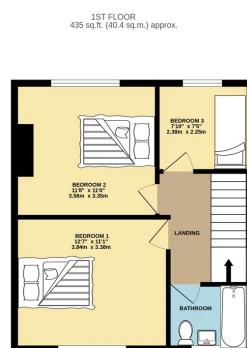
Bedrooms: 3 | Bathrooms: 2 | Receptions: 3

- Extended Three Bedroom Semi-Detached
- 100m Downend Village Centre
- Stunning Kitchen/Dining/Family Area
- Contemporary Living With Period Features
- Utility Room
- Ground Floor WC
- Front/Side/Rear Garden
- Driveway Parking x 3
- Attached Garage
- Property Ref : NL0321



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 1190 sq ft. (110.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floor plan is for illustrative purposes only and is not to scale. It is intended for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
Mode with Metrixpro C2025.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC