

whiteley helyar



2,393 ft²



5 bedrooms



4 bathrooms



large driveway
&
double garage

Guide Price £850,000

447 Bath Road, Saltford, Bristol, BS31 3AZ

A bright and spacious detached house with large driveway and double garage within level walking distance of local amenities. This beautifully presented property offers over 2,300 square feet of spacious and versatile accommodation, currently incorporating two annexes; one internal and easily incorporated back into the property and a detached annexe perfect for an independent family member or to provide a good rental income.

ACCOMMODATION

entrance hall
sitting family room
dining room
kitchen breakfast room
utility room
master bedroom with en-suite bathroom
two further double bedrooms
family bathroom with bath and shower

INTERNAL ANNEXE

kitchen dining room
sitting room
double bedroom
shower room
Inner hall/store room

DETACHED ANNEXE

sitting dining room with wood burner and mezzanine storage area
kitchen breakfast room
double bedroom with mezzanine storage area
bathroom

NB The owner of this property is related to one of the partners at Whiteley Helyar.

EXTERNALLY

The gardens are glorious, beautiful and thoughtfully planted with an extensive array of specimen flowers, shrubs, bushes and trees. there is a large raised composite deck perfect for entertaining and alfresco dining whilst overlooking the garden. There is gated side access to the front of the property home to a large carriage driveway providing space to park several vehicles as well as access to the integral double garage.

LOCATION

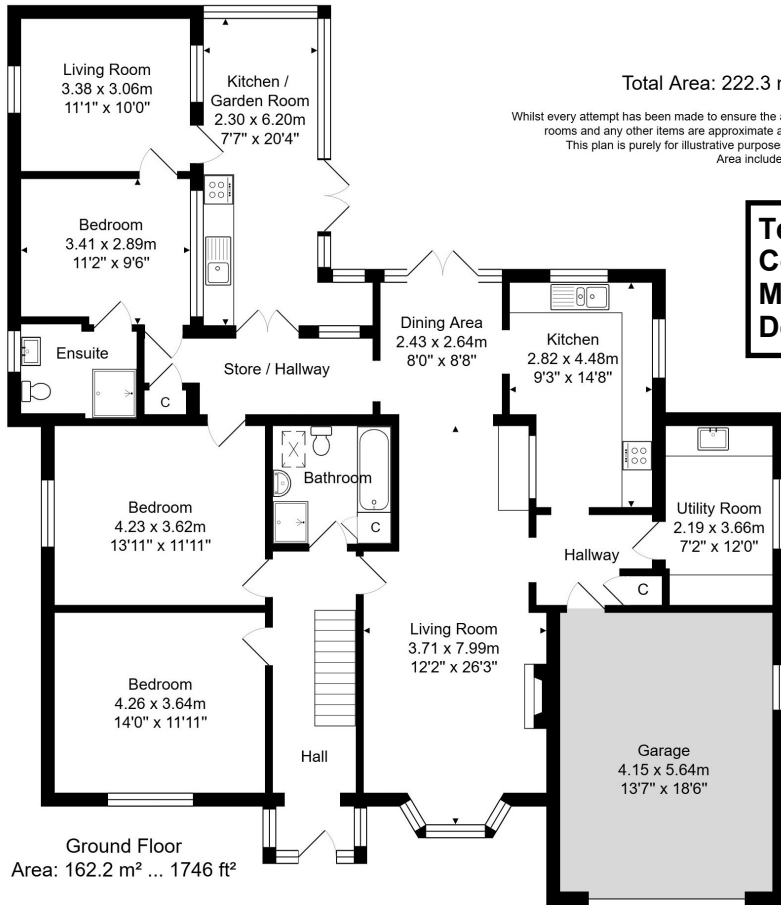
The property is situated in a most convenient position within walking distance of the village amenities and just a short drive from both Bristol and Bath. The property is well served by a local bus service and is well placed for walking and cycling along the River Avon or towards Bristol or Bath on the Bristol and Bath Railway Path.







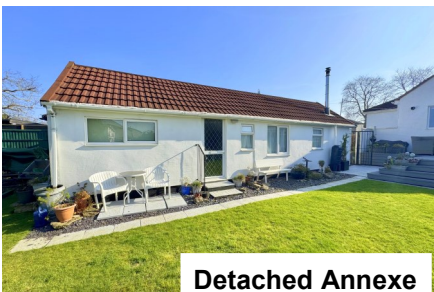
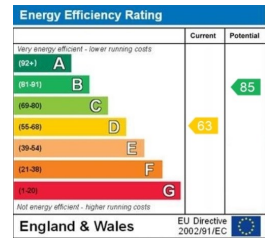
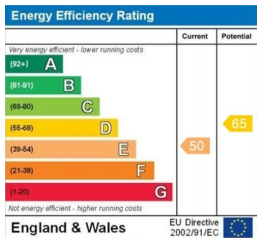
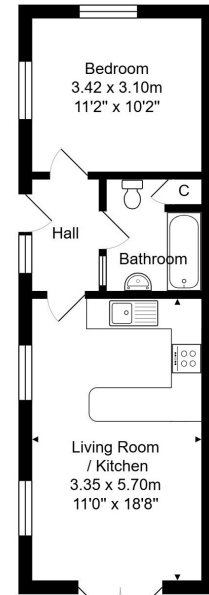
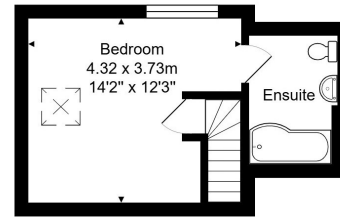
Internal Annexe



Total Area: 222.3 m² ... 2393 ft² (excluding garage)

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.
Area includes internal and external wall thickness

Tenure: Freehold
Council Tax Band:-
Main house : 'E' = £2,605.45
Detached annexe : 'A' = £1,421.16



Detached Annexe

