

whiteley helyar



1,703 ft²



4 bedrooms



3 bathrooms



large driveway &
detached double
garage

Guide Price £1,150,000

552 Bath Road, Saltford, Bristol, BS31 3JL

A stylish and versatile house in this wonderful elevated plot of around a quarter of an acre enjoying far reaching panoramic views. Thoughtfully remodelled and landscaped to a high specification in recent years both the house and gardens are just perfect for entertaining and ready for occupation. Chain free.

ACCOMMODATION

entrance hall
sitting room with wood burner
kitchen dining room with bi-folding
four bedrooms

master bedroom enjoying a walk-in wardrobe,
en-suite and bi-folding doors
family bathroom
additional en-suite shower room

EXTERNALLY

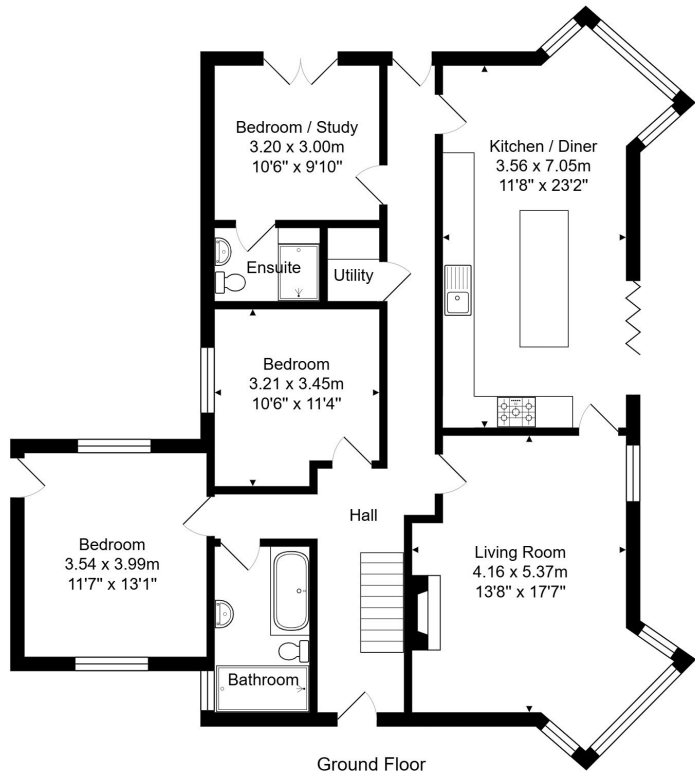
The gardens have been thoughtfully landscaped creating a wonderful low maintenance space arranged into a number of areas; a large composite deck accessed from the kitchen and enclosed by glass, a spacious terrace with areas of artificial lawn and flagstones complete with a lovely pergola in case the weather changes. There is a raised lawn to the rear of the plot as well as a spacious driveway providing space to park several vehicles to the front providing access to the detached double garage.

LOCATION

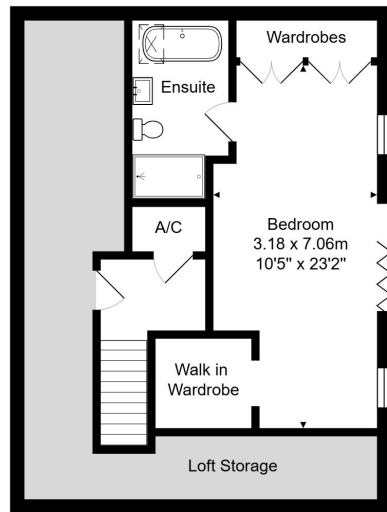
The property is situated in a most convenient position within walking distance of the village amenities and just a short drive from both Bristol and Bath. The property is well served by a local bus service and is well placed for walking and cycling along the River Avon or towards Bristol or Bath on the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



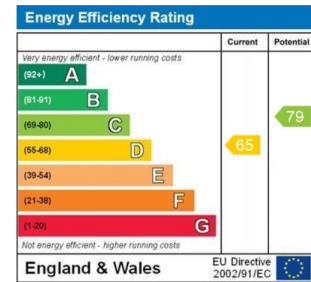




Ground Floor
Area: 118.1 m² ... 1271 ft²



First Floor
Area: 40.1 m² ... 431 ft²



Total Area: 158.2 m² ... 1703 ft² (excluding loft storage)

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
www.epcassessments.co.uk

Tenure: Freehold
Council Tax: 'E' - £2,736.73

