



400 Bath Road, Salford, BS31 3DQ

Offers Over £1,000,000

Nestled along Bath Road in the charming village of Salford, Bristol, this impressive four-bedroom detached period property is a rare gem waiting to be discovered. Boasting three reception rooms, two bathrooms, and a study, this spacious family home offers ample living space for all your needs.

Set back from the A4, this property exudes character and charm, with established front and rear gardens providing a picturesque setting. Parking will never be an issue with space for up to 5 vehicles, a garage, and a carport on the premises. The generous grounds offer a perfect retreat for outdoor activities or simply enjoying the tranquillity of the surroundings. With well-proportioned living spaces on the ground floor and four cosy bedrooms upstairs, this home is ideal for families looking for comfort and convenience.

Conveniently located between the vibrant cities of Bristol and Bath, residents can enjoy a plethora of shopping, cultural, and educational amenities within easy reach. Wellsway School in Keynsham, known for its excellent reputation, is just a short distance away, catering to the educational needs of the residents. Salford village itself provides a host of local facilities including a golf course, doctors surgery, Tesco, and a popular primary school. With a range of amenities such as a library, post office, and Waitrose store in Keynsham, daily essentials are always within reach.

Don't miss out on this fantastic opportunity to own a piece of history in a sought-after location. Schedule an internal inspection today to truly appreciate all that this remarkable property has to offer.

Entrance via front door into

Hallway



Dual aspect window to front and side aspects, stairs rising to first floor landing, coving, double radiator, doors to

Sitting Room

16'5" x 16'1" (5.02 x 4.91)



Dual aspect large picture window to front and bay window to side, double radiator, feature open fire with stone hearth, surround and mantel over.

Drawing Room

15'6" x 12'9" (4.73 x 3.90)



Feature bay window to front aspect, double radiator, coving, dado rail.

Kitchen/Dining Room

20'10" x 14'2" (6.37 x 4.32)



Window to rear aspect, a range of wall and floor units with quarts work surface over, 1 1/2 bowl sink with mixer taps over, two Velux windows, inset spots, integrated appliances including AEG oven and grill, built in wine cooler, microwave, fridge, 5 ring gas hob with extractor hood over, space and plumbing for full sized dishwasher, under unit lighting, inset spots, tiled flooring, coving. Dining Area - wooden flooring, double radiator, coving, inset spots, door to lounge, door to

Lobby

Pedestrian door to side of property and driveway, double radiator, area for coats, boiler cupboard with single radiator, tiled flooring, Vaillant gas boiler, wooden shelving and hanging rail, opening to utility, door to

Downstairs W/C

Obscured leaded window to side aspect, low level w/c, corner wash hand basin, part tiled, tiled flooring.

Utility Room



Pedestrian door to rear garden, leaded window to rear aspect, a range of wall and floor units with worksurface over. single sink drainer unit with mixer taps over and tiled splashbacks, space and plumbing for further white goods including tumble drier and washing machine, space for chest freezer, access via hatch to loft space, tiled flooring, tiled walls.

Lounge

17'9" x 13'4" (5.42 x 4.08)



Leaded uPVC double glazed sliding patio doors to rear aspect, open fire with "Bath Stone" surround, hearth and mantel over,

First Floor Landing

Storage cupboard, coving, stairs rising to second floor, doors to

Master Bedroom

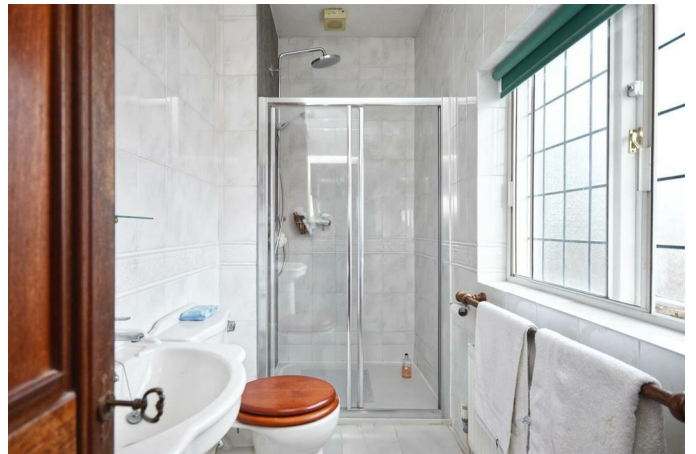
15'6" x 12'7" (4.73 x 3.84)



Window to front aspect, a range of built in fitted wardrobes and drawers, coving, double radiator, door to

En Suite Shower Room

10'3" x 5'5" (3.13 x 1.66)



Obscured window to side aspect, suite comprising low level w/c, pedestal wash hand basin, fully tiled shower cubicle with sliding glazed door and mains rainfall shower and separate shower attachment over, single radiator, fully tiled, tiled flooring, storage cupboard with shelving.

Bedroom Two

14'2" x 13'2" (4.32 x 4.02)



Window to front aspect, single radiator, coving, space for wardrobes.

Bedroom Three

13'2" x 8'4" (4.02 x 2.55)



Window to rear aspect, single radiator, a range of fitted wardrobes and drawers, workstation, coving.

Study

8'0" x 6'11" (2.46 x 2.12)



Window to front aspect, single radiator, coving, a range of fitted shelving.

Family Bathroom

10'4" x 8'10" (3.16 x 2.70)



Obscured window to rear aspect, suite comprising low level w/c, sink with storage beneath, cupboard with shelving, double radiator, tiled flooring, panelled bath with hinged glazed shower screen and shower attachment over, inset spots, fully tiled.

Second Floor Landing

Window to rear aspect, door to

Bedroom Four

14'1" x 13'10" (4.30 x 4.22)



uPVC double glazed leaded window to rear aspect, wall mounted electric heater, wardrobe within eaves with hanging space, door to

W/C



Low level w/c, pedestal wash hand basin, extractor, light, part tiled walls, tiled flooring, door to eaves storage and attic space (part boarded and insulated)

Outside



The front of the property is accessed via stone charcoal brick pillars onto the driveway providing ample off street parking for a number of vehicles and also access to the carport and garage. The front garden benefits from being level and is laid mainly to lawn with mature established borders containing a selection of trees, shrubs, ground cover, spring bulbs

and perennials. The front is enclosed mainly by clipped evergreen hedging. The carport area is laid to slabbing with a set of wooden double doors giving access to the garage. The rear garden is laid mainly to a level lawn with an expanse of patio immediately adjacent to the rear of the property ideal for outside entertaining with a further slightly raised patio ideal for garden furniture with a brick built bbq area. There are mature established raised railway sleeper borders containing a mixture of climbers, herbaceous perennials, spring bulbs, shrubs and trees including a beautiful magnolia. A greenhouse and a garden shed will be included in the sale. The rear garden is enclosed mainly by wood panel fencing with curved arched trellis.

Garage

26'5" x 12'2" (8.06 x 3.71)

Obscured windows to side and rear aspect, pedestrian door to rear garden, low level double radiator, power and light is connected.

Directions

Sat Nav BS31 3DQ

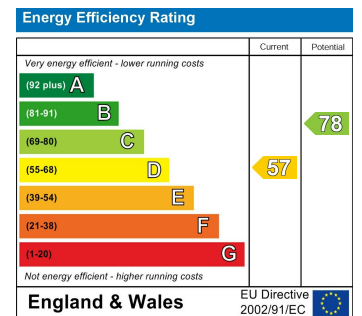
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.