



Somercourt Homefield Road, Saltford, BS31 3EG

Offers In The Region Of £1,100,000

An exceptional detached family house. Originally dating from the 1930's Somercourt has been transformed into a property designed to meet the needs of a modern family. Enjoying a first class location on one of Saltford's most sought after roads within the old village. The property sits on a generous plot with a good sized enclosed mature rear garden, double garage and driveway providing ample off street parking, potential for annex with en-suite, westerly views towards Kelston Roundhill, and balconys to two of the bedrooms along with underfloor heating on the ground floor and master bedroom. An internal inspection is highly recommended.

Saltford is a desirable location being some 6 miles from Bath and approximately 8 miles from Bristol with regular bus services to both cities. It has a range of shops and amenities including Waitrose, Tesco Express, Co-operative store, Post Office, Doctors, Dentist, Chemist, Library, Hair Salon, Barbers, and Veterinary surgeries etc. Saltford also offers a selection of popular public houses and restaurants and is in the catchment area of the highly regarded local schools, Saltford Primary and Wellsway School in Keynsham.

Entrance via front door into

Hallway



Tiled flooring, stairs rising to first floor landing, uPVC double glazed window to rear aspect, doors to

Downstairs W/C



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, wash hand basin with mixer tap over and storage beneath, chrome heated towel rail, tiled flooring, storage cupboard.

Inner Hallway



Coving, inset spots, archway to kitchen, doors to

Sitting Room

16'2" x 12'7" (4.94 x 3.85)



uPVC double glazed window to front aspect, uPVC double glazed French doors to decking and rear garden, coving, inset spots, exposed wooden beams, wood effect flooring, feature living flame gas fire with granite hearth, stone surround and mantel over.

Potential Annex (Playroom/Office)

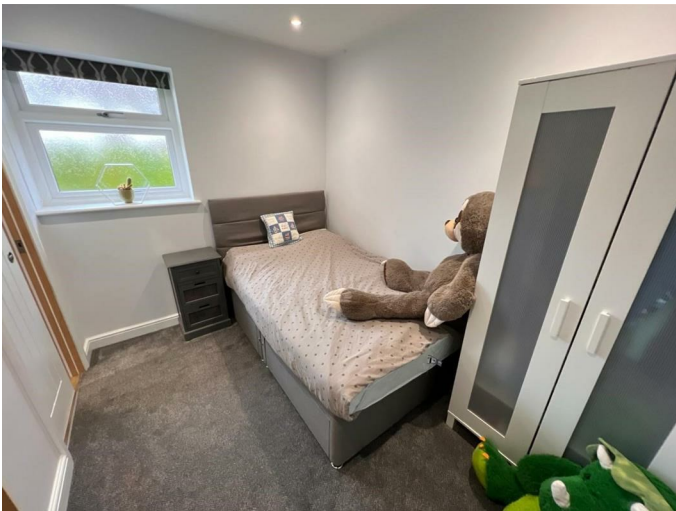
18'6" x 11'0" (5.66 x 3.36)



uPVC double glazed windows to both side aspects with uPVC double glazed large pedestrian door to rear garden with matching side panels, coving, inset spots, access to loft space, wood effect flooring, further door to

Bedroom

9'7" x 7'8" (2.94 x 2.34)



Obscured uPVC double glazed window to front aspect, inset spots, sliding pocket door to

En-suite Shower Room



Suite comprising low level w/c, wall mounted wash hand basin with mixer tap over, step up into fully tiled shower cubicle with hinged glazed door with mains rainfall shower and separate shower attachment over, downlighters, extractor, wood effect flooring, wall mounted electric chrome heated towel rail.

Study/Bedroom 5

13'0" x 12'5" (3.98 x 3.81)



uPVC double glazed windows to side aspect, uPVC double glazed French doors with side panels to decking and rear garden, wood effect flooring, coving, inset spots, exposed wooden beams.

Utility Room

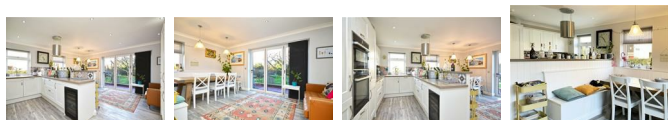
7'9" x 5'8" (2.38 x 1.75)



uPVC double glazed window to front aspect, a further range of wall and floor units with wooden worksurfaces over, space and plumbing for automatic washing machine and tumble drier, stainless steel sink drainer unit, tiled splashbacks, tiled flooring, inset spots, an area for hanging coats.

Kitchen/Dining Room

18'7" x 15'10" (5.68 x 4.85)



uPVC double glazed windows to side aspect, coated aluminium bi-folding doors to decking and rear garden, a range of modern wall and floor units with worksurfaces over and decorative modern tiled splashbacks, 1 1/4 bowl sink drainer unit with mixer taps over, 4 ring Bosch induction hob with contemporary extractor over, built in Neff oven and grill, built in wine cooler, integrated full sized dishwasher, integrated fridge with separate freezer, 2 pull out larder cupboards, inset spots, coving, wood effect flooring. Dining Area - fitted seating area.

Garage

16'2" x 15'3" (4.93 x 4.65)

Space for further white goods including American style fridge freezer, manifold for underfloor heating, wall mounted Vaillant gas boiler, water tank, Gara-matic electric up and over double garage door.

Inner Landing (Split Level)



uPVC double glazed windows to front aspect, single radiator, a range of fitted wardrobes (serving master bedroom) with shelving and hanging space, step up into

Master Bedroom

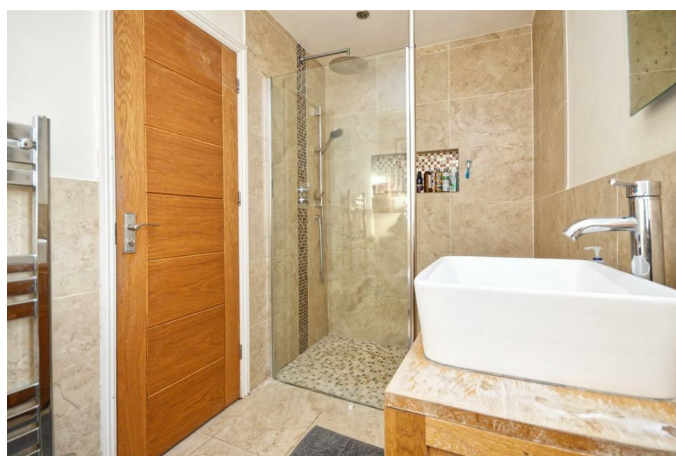
15'11" x 15'11" (4.86 x 4.86)



uPVC double glazed high windows to side aspect, bi-folding doors to balcony aspect enjoying far reaching views, inset spots, coving, a range of fitted wardrobes and drawers with hanging space and shelving, underfloor heating, door to

En-Suite Shower Room

10'9" x 5'5" (3.29 x 1.67)



Obscured uPVC double glazed window to front aspect,

concealed cistern w/c, wash hand basin with chrome mixer tap over and storage beneath, wet room shower area with fixed glazed shower screen (open at one end), mains rainfall shower with separate shower attachment, central floor drain, fully tiled, inset spots, extractor, tiled flooring, chrome heated towel rail, underfloor heating.

Balcony



This is an ideal area for seating to enjoy the spectacular views with glass and stainless steel balustrade.

Landing

16'4" x 6'10" (4.99 x 2.10)



Decorative uPVC double glazed window to front aspect, access to loft space, coving, inset spots, single radiator, uPVC double glazed door to further balcony with glass and stainless steel balustrade, doors to

Bedroom Two

13'0" x 12'5" (3.98 x 3.81)



uPVC double glazed window to side aspect, uPVC double glazed double doors with side panel to Juliette balcony with stainless steel and glass balustrade, coving, inset spots, storage cupboard with wooden shelving, double radiator.

Bedroom Three

12'8" x 10'4" (3.87 x 3.17)



uPVC double glazed windows to both side and rear aspects enjoying far reaching views, double radiator, coving, inset spots.

Bedroom Four

12'8" x 5'8" (3.87 x 1.74)



uPVC double glazed windows to both front and side aspect, single radiator, coving, inset spots.

Bathroom

9'4" x 8'9" (2.86 x 2.68)



Sky light, suite comprising concealed cistern w/c, wash hand basin with mixer tap over, freestanding roll top bath, separate large walk-in fully tiled shower cubicle with part fixed and part hinged screen and mains rainfall shower over, fully tiled, tiled flooring, inset spots, extractor.

Outside



The front of the property has a block paved driveway providing off street parking for a couple of vehicles and access to the garage, a block paved pathway leads to the front door, the remainder is laid to artificial lawn for ease of maintenance. There is pedestrian access on

both sides to the rear of the property. The front garden is mainly enclosed by wooden fencing and hedging and benefits from a mature Silver Birch tree. The rear garden is a huge benefit of this property and is laid mainly to a level lawn with a good sized decking area immediately adjacent to the property ideal for al fresco dining, there is also a further decking area at the bottom of the garden providing a separate entertaining area benefitting from the late evening sun. There are a number of mature fruit trees and an area of plum slate to the side providing a storage area. A wooden shed is also included in the sale. The rear garden is enclosed by clipped hedging and wooden fencing.

Directions

Satnav BS31 3EG

Floor Plan



Total area: approx. 227.3 sq. metres (2446.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		78	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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