



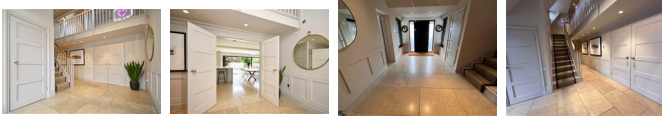
## 10 Justice Avenue, BS31 3DR Offers In The Region Of £1,500,000

A truly stunning generously sized property that is sure to captivate your heart! This individually designed detached house is located in a sought-after cul de sac, offering the perfect blend of privacy and community living. This turnkey property has undergone a complete comprehensive renovation in recent years by the current owners, ensuring that every corner exudes modern elegance and comfort including underfloor heating throughout the ground floor, top floor and bathrooms. Step outside to discover the enclosed low maintenance garden complete with 7 person hot tub providing a tranquil oasis where you can unwind after a long day. Additionally, the detached studio/gym offers the perfect space for pursuing your fitness goals or indulging in your hobbies. Spread over three floors, this property offers a seamless flow between the living spaces, creating a harmonious atmosphere throughout. Whether you're looking for a cosy night in or a lively gathering with friends, this house has it all. An internal inspection is highly recommended.

Salford 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. Salford also offers a selection of popular public houses and restaurants and is in the catchment area of the highly regarded local schools, Salford Primary and Wellsway School in Keynsham.

Entrance via front door with obscured glazed side panels into

### Hallway



Aluminium leaded double glazed windows, Mandarin dijon tumbled limestone flooring, inset spots, stairs rising to first floor landing, coving, walk-in storage cupboard with hanging space and shelving, doors to

### Downstairs W/C

Obscured glazed window to side aspect, concealed cistern w/c, wall mounted wash hand basin, coving, inset spots, extractor.

### Snug

14'0" x 11'2" (4.29 x 3.42)



Leaded double glazed windows to front aspect, wooden flooring, inset spots, coving, bespoke cabinetry with worksurfaces over and shelving.

### Open Plan Living/Kitchen

35'8" x 17'4" (10.88 x 5.30)



Bi-folding doors giving access to the rear garden, window to rear aspect, Mandarin dijon limestone flooring, inset spots, bespoke cabinetry with drawers and cupboards, a range of wooden wall and floor units with Misterio Quartz worksurfaces over, Miele induction hob with Fisher and Paykel extractor hood over, glass mosaic tiling, built in Miele microwave, Fisher and Paykel 37 bottle wine cooler, 2 Miele double ovens with warming drawers beneath, space and plumbing for American style fridge freezer, central island with double Belfast sink with Quooker tap over, 2 full sized Miele extra quiet dishwashers, space for barstools, door to

### Utility Room



Pedestrian double glazed door to rear aspect, window to rear aspect, obscured glazed window to side aspect, tiled flooring, further range of wall and floor units with Misterio Quartz work surfaces over, contemporary tiled splashbacks, Belfast sink, space and plumbing for white goods including tumble drier and washing machine, inset spots, door to

### Rear Lobby

Obscured double glazed door to front driveway, tiled flooring, inset spots, storage cupboards with shelving, cupboard housing gas meter and fuse boards.

### First Floor Landing



Leaded double glazed windows to front aspect, inset spots, coving, wooden flooring, wall mounted period style radiator, stairs rising to second floor landing, doors to

### Main Bedroom

17'6" x 14'11" (5.34 x 4.56)



Double glazed window to rear aspect, coving, inset spots, wooden flooring, period style radiator, built in bespoke wardrobes, door to

### En-Suite

6'7" x 5'8" (2.03 x 1.74)



Concealed cistern w/c, wash hand basin with mixer tap over, tiled flooring, part tiled walls, panelled bath with part hinged glazed shower screen and mains shower over, inset spots, chrome heated towel rail, extractor.

### Bedroom Two

14'11" x 11'5" (4.56 x 3.49)



Leaded double glazed windows to front aspect, period style radiator, wooden flooring, coving, inset spots.

### Bedroom Four

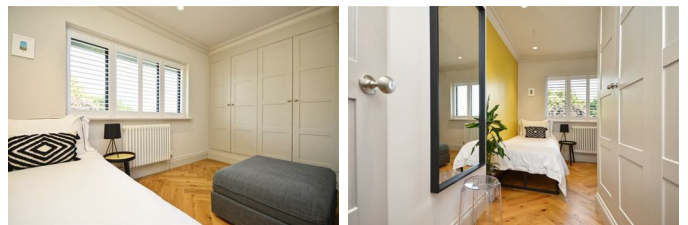
20'8" x 5'1" (6.32 x 1.56)



Dual aspect double glazed windows to rear and side aspect, wooden flooring, period style radiator, inset spots, boiler cupboard housing wall mounted Worcester gas boiler and pressurised water tank.

### Bedroom Five

14'4" x 13'1" (4.37 x 4.00)



Double glazed window to rear aspect, period style radiator, wooden flooring, inset spots, coving, a range of built in wardrobes containing soft close drawers and hanging space.

### Family Bathroom

13'11" x 10'9" (4.26 x 3.29)



Double glazed window to rear aspect, suite comprising concealed cistern w/c, double sink with bespoke marble tops and storage drawers and cupboards beneath, tiled flooring, Victoria Albert roll top bath with shower attachment, chrome heated towel rail, separate radiator, open ended walk in shower cubicle with fixed glazed shower screen and mains shower with separate shower attachment over, part tiled, inset spots, coving, extractor, storage cupboard with shelving and hanging space.

### Second Floor Landing

10'8" x 6'9" (3.27 x 2.06)



Velux windows to both front and rear aspects, wooden flooring, door to

### Bedroom Three

19'8" x 10'8" (6.00 x 3.27)



Velux windows to front aspect enjoying views towards Kelston Roundhill, 2 double glazed windows to rear aspect enjoying beautiful far reaching views towards Kelston, wooden flooring, inset spots, bespoke cabinetry, access to eaves storage, door to

### Bathroom

12'9" x 8'5" (3.90 x 2.58)



Double glazed window to rear aspect, small double glazed window to side aspect, Villeroy and Boch suite

comprising concealed cistern w/c, wash hand basin with mixer taps over, tiled panelled bath with shower attachment, tiled flooring, fully tiled open shower cubicle with part fixed glazed shower screen with rainfall shower with separate shower attachment over, chrome heated towel rail, inset spots, extractor, access to storage cupboard.

### Outside



The front of the property is accessed via double wrought iron gates onto a driveway providing off street parking for a number of vehicles. The front is mainly enclosed by wood panel fencing with capping rail and a low level brick wall with pillars and fixed wrought iron railings. The rear of the property has a raised terrace area laid to Mandarin stone and Dijon tumbled limestone with steps down leading to the remainder of the garden which is laid to Namgrass Elise artificial lawn for ease of maintenance. The rear garden is enclosed by wood panel fencing, There are garden lights on the rear of the property and perimeter lighting on the fence and gym area. A seven person lockable hot tub is included in the sale.

### Studio/Gym



Double set of bi-folding doors opening to the rear garden, full sized mirror, inset spots and gym rubber flooring, storage cupboard with hanging space and shelving, space for white goods, inset spots.

### Agents Notes

There are CCTV cameras installed to both the front and rear of the property.

Window shutters are installed throughout the property by Just Shutters Limited.

**Directions**

Sat Nav BS31 3DR

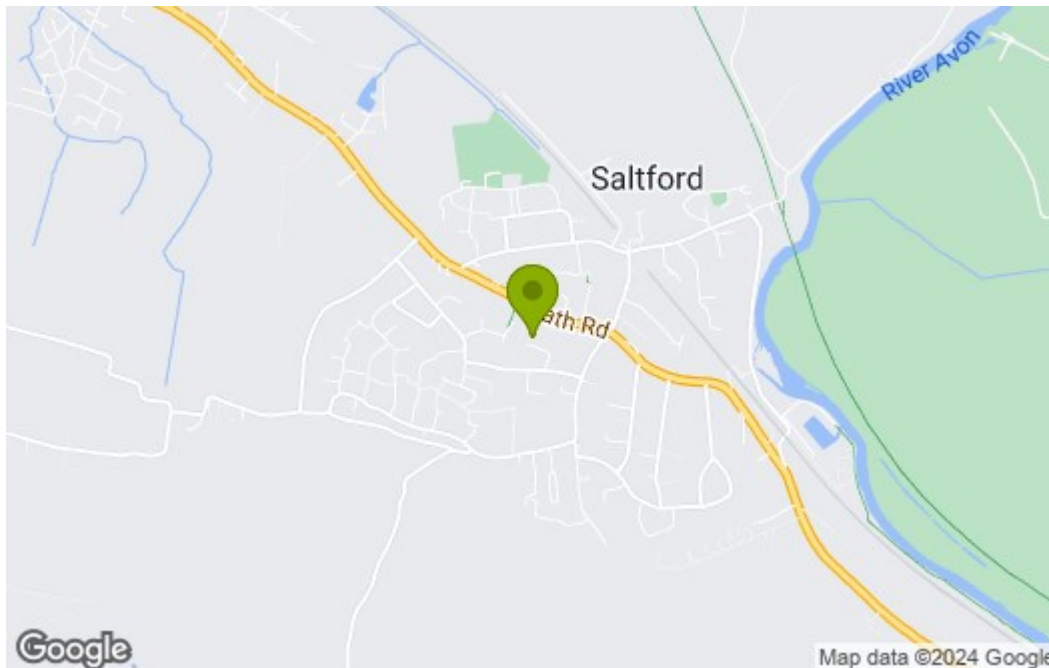
**Agents Notes:**

Planning permission has been granted for a double garage (expires September 2024)

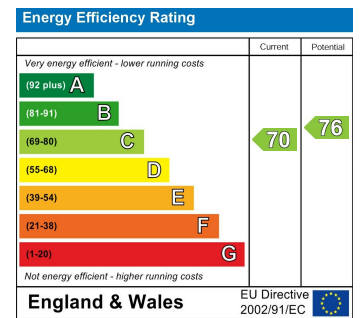
# Floor Plan



# Area Map



# Energy Efficiency Graph



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