



## 44 Montague Road, Bristol, BS31 3LL Offers In The Region Of £650,000

Situated in the sought-after Montague Road, Salford, Bristol, this charming extended FOUR BEDROOM DETACHED PROPERTY is a gem waiting to be discovered. Boasting 2 reception rooms and 3 bathrooms, this house offers ample space for a growing family. The property is presented to a good standard throughout, ensuring a warm and welcoming atmosphere from the moment you step inside. With the Wellsway school catchment area nearby, this home is perfect for families looking to settle in a reputable educational zone. Convenience is key with shops, amenities, and Salford Primary school within easy reach, making daily life a breeze. The gas fired central heating and uPVC double glazing provide comfort and efficiency, while the addition of a spacious conservatory/sun room offers a tranquil space to relax and unwind. Outside, a low maintenance rear garden provides a private oasis for outdoor enjoyment, complemented by a double garage and driveway for hassle-free parking. This property truly encapsulates the essence of a perfect family home, combining practicality with comfort in a desirable location.

Salford village itself is situated between the Cities of Bristol and Bath which both offer a variety of shopping, culture and educational facilities. The property also falls within the catchment area of the well-regarded Wellsway School in Keynsham which is approximately 3 miles away and also caters for a range of day to day requirements. The village offers a good range of local facilities including Golf Course, Doctors Surgery, Dentist, Tesco, Chemist, Barbers Shop, Hairdressers, Post Office, Library, Garage services and a popular Primary School, there is also a Waitrose store in Keynsham.

Entrance via front door into

### Porch

Obscured uPVC double glazed window to side aspect, tiled flooring, coving, further door to

### Hallway



Stairs rising to first floor landing, double radiator, coving, understairs storage cupboard with hanging space and trip fuse board and light, doors to

### Study

14'0" x 11'6" (4.28 x 3.52)



uPVC double glazed windows to both front and side aspects, double radiator, coving, door to

### Shower Room



Suite comprising concealed cistern w/c, wash hand basin with storage beneath, step up to enclosed fully tiled shower cubicle with sliding glazed doors, tiled flooring, fully tiled walls, electric Mira Sprint shower, extractor, coving.

### Sitting Room

14'9" x 12'4" (4.51 x 3.78)



uPVC double glazed window to side aspect, double radiator, coving, gas fire with stone hearth, surround and wooden mantel over, opening to

### Dining Room

12'4" x 10'1" (3.78 x 3.09)



uPVC double glazed sliding patio doors giving access to the Conservatory/Sun Room, single radiator, coving.

### Kitchen/Breakfast Room

12'6" x 10'1" (3.83 x 3.08)



uPVC double glazed windows and pedestrian door to conservatory/sun room, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl sink drainer unit with chrome mixer taps over, tiled flooring, Bosch built in oven and grill, 4 ring gas hob with extractor hood over, space and plumbing for automatic washing machine, space for freestanding fridge freezer, wall mounted Potterton gas boiler, double radiator, coving, electric extractor.

### Conservatory/Sun Room

23'9" x 8'6" (7.24 x 2.61)



uPVC double glazed windows enjoying lovely views over the rear garden, polycarbonate roof, tiled flooring, double doors with slight step down to the patio and rear garden, double radiator, space for further white goods, wall lights.

### First Floor Landing



uPVC double glazed window to front aspect, access to loft space, coving, airing cupboard housing hot water tank and wooden shelving for linen, doors to

### Master Bedroom

14'2" x 11'1" (4.34 x 3.39)



uPVC double glazed window to side aspect, double radiator, coving, wall lights, a range of fitted wardrobes with hanging rail and shelving, door to

### En suite Shower Room



uPVC obscured double glazed window to side aspect, suite comprising low level w/c, pedestal wash hand basin, fully tiled shower cubicle accessed via a hinged glazed door and electric Aqualisa shower over, fully tiled, wall light, extractor.

### Bedroom Two

13'3" x 12'7" (4.05 x 3.86)



uPVC double glazed window to rear aspect, single radiator, coving.

### Bedroom Three

12'6" x 12'0" (3.82 x 3.68)



uPVC double glazed window to side aspect, single radiator, coving.

### Bedroom Four

10'5" x 7'11" (3.18 x 2.42)



uPVC double glazed window to rear aspect, single radiator, coving.

## Family Bathroom

7'0" x 6'9" (2.14 x 2.06)



Obscured uPVC double glazed window to rear aspect, suite comprising concealed cistern w/c, wash hand basin with mixer taps over and storage beneath, panelled Jacuzzi bath with separate shower attachment, fully tiled, tiled flooring, single radiator, wall lights, coving.

## Outside



Steps lead up to the front door which is located on the side of the property. There is a garden to one side which is laid mainly to lawn and is enclosed by a low level hedge and borders containing a mixture of shrubs and herbaceous perennials. The front of the property has a border with a mixture of herbaceous perennials and established shrubs and trees. There is off street parking for a couple of vehicles in front of the double garage. The rear garden is laid mainly to patio for ease of maintenance with borders containing a mixture of herbaceous perennials, established shrubs and fruit trees. There is an area at the rear laid to gravel with raised vegetable planters with an established climbing rose. There is pedestrian access to the other side of the property via a wooden gate. The rear garden is enclosed mainly by wood panel fencing with concrete posts and gravel board along with brick walling. A wooden gate gives pedestrian access to the driveway.

## Double Garage



Two metal up and over doors, power and light is connected.

## Floor Plan

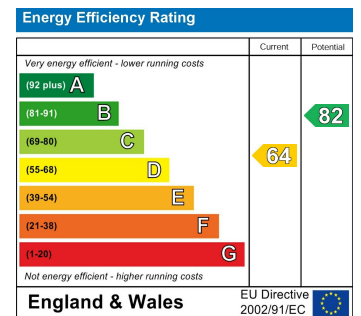


Total area: approx. 157.5 sq. metres (1695.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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