



## 30 Norman Road, Bristol, BS31 3BH Offers In The Region Of £675,000

Situated in Norman Road, Salford, this stunning FIVE BEDROOM DETACHED VICTORIAN PROPERTY is a true gem waiting to be discovered. Boasting two reception rooms, two bathrooms, and two bedrooms with en suite facilities, this immaculately presented house is the epitome of elegance and comfort. The property exudes warmth and character, with its double glazing, gas fired central heating, and off-street parking for two vehicles adding to its allure. The mature enclosed rear garden provides a tranquil retreat, perfect for relaxing or entertaining guests on a sunny afternoon.

Located in the heart of Salford village, residents will enjoy the best of both worlds with easy access to the vibrant cities of Bristol and Bath. Whether it's shopping, cultural experiences, or educational opportunities, this property offers a convenient base for all your needs. Families will appreciate the proximity to the esteemed Wellsway School in Keynsham, just 3 miles away, ensuring quality education for children. Salford village itself offers a plethora of local amenities including a Golf Course, Doctors Surgery, Dentist, Tesco, and more, making daily life a breeze.

Don't miss the chance to make this enchanting Victorian property your new home. An internal inspection is highly recommended to fully appreciate the charm and potential that this residence holds. Embrace the quintessential British village life with a touch of modern convenience in this delightful abode on Norman Road.

Entrance via composite front door into

### Porch

uPVC double glazed windows to both sides, single radiator, tiled flooring, door to

### Hallway

Stairs rising to first floor landing, understairs storage cupboard, double radiator, wood effect flooring, doors to

### Downstairs W/C

Close coupled w/c, wash hand basin with taps over and storage beneath, single radiator, extractor.

### Snug

11'4" x 10'8" (3.47 x 3.27)



uPVC double glazed window to front aspect, single radiator, wood effect flooring.

### Open Plan Kitchen/Dining Room

20'4" x 11'8" (6.20 x 3.58)



uPVC double glazed window to front aspect, uPVC double glazed obscured door to rear aspect, uPVC double glazed window to side aspect, a range of wall and floor units with worksurface over, Belfast style sink with mixer tap over, integrated washing machine, integrated fridge freezer, integrated dishwasher, space for Rangemaster style cooker with fitted extractor hood over, 2 double radiators.

### Sitting Room

19'1" x 15'8" (5.84 x 4.80)



uPVC double glazed window to rear aspect, uPVC double glazed patio doors to rear garden, 2 Velux windows to rear aspect, 2 double radiators, wood flooring.

### First Floor Split Level Landing



uPVC double glazed window to front aspect, wood flooring, single radiator, stairs rising to second floor landing, doors to

### Master Bedroom

10'9" x 10'3" (3.28 x 3.14)



uPVC double glazed window to front aspect, single radiator, wood effect flooring, fitted wardrobes, spot lights, door to

### En Suite Shower Room



Suite comprising fully tiled shower cubicle with shower over, close coupled w/c, was hand basin with mixer taps over, heated towel rail, spot lights, extractor.

### Bedroom Two

11'7" x 10'8" (3.54 x 3.27)



uPVC double glazed window to front aspect, single radiator, wood effect flooring, spots.

### Bedroom Three

11'9" x 9'6" (3.60 x 2.90)



uPVC double glazed windows to rear aspect, single radiator, wood effect flooring, door to

### En Suite Shower Room



uPVC obscured double glazed window to rear aspect, fully tiled shower cubicle with shower over, wash hand basin with mixer taps over, close coupled w/c, heated towel rail.

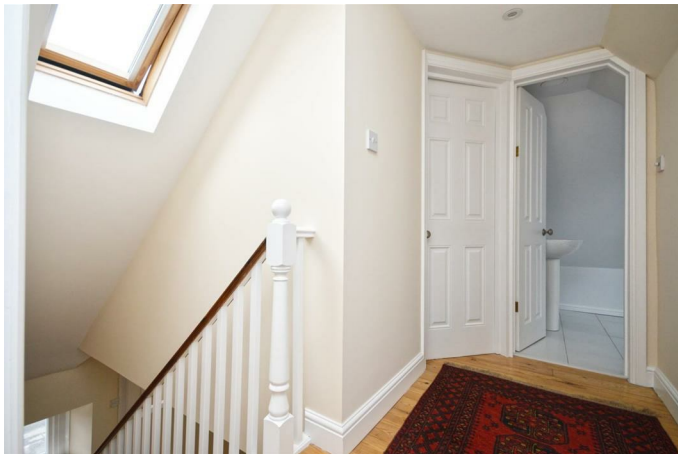
### Family Bathroom

9'1" x 7'7" (2.77 x 2.32)



uPVC obscured double glazed window to rear aspect, suite comprising freestanding bath with mixer tap over, fully tiled shower cubicle with shower over, wash hand basin with mixer taps over, close coupled w/c, heated towel rail, fully tiled, storage cupboard with uPVC double glazed window to rear aspect, wall mounted Worcester combination boiler, further storage space.

### Second Floor Landing



Velux window to front aspect, eaves storage cupboard, doors to

### Bedroom Four

14'11" x 9'5" (4.57 x 2.89)



Velux window to rear aspect enjoying far reaching views, Velux window to front aspect, single radiator, wood flooring, spots.

### Bedroom Five

11'11" x 11'6" (3.65 x 3.52)



Velux window to side aspect, single radiator, wood effect flooring.

## Bathroom

7'9" x 7'5" (2.38 x 2.27)



Velux window to side aspect, suite comprising panelled bath with mixer taps, pedestal wash hand basin with mixer taps over, close coupled w/c, single radiator, part tiled.

## Outside

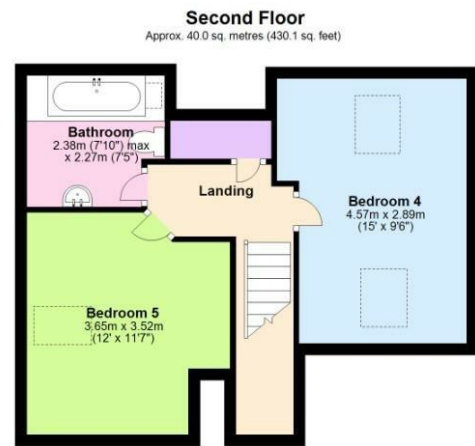
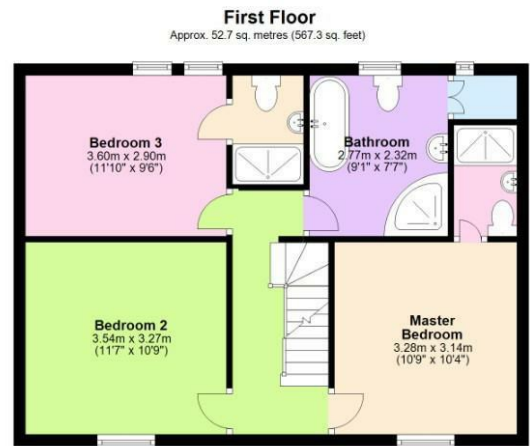
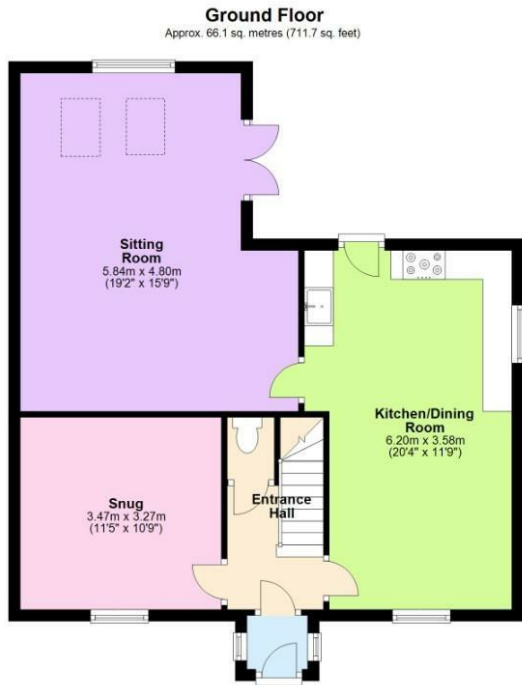


The front of the property has a pathway leading to the front door. A driveway provides off street parking to the side of the property. The rear garden has a patio immediately adjacent to the property ideal for alfresco dining, the remainder is laid mainly to lawn with well stocked mature borders. The rear garden is fully enclosed by wood fencing. A garden shed is included in the sale.

## Directions

Satnav BS31 3BH

# Floor Plan



Total area: approx. 158.8 sq. metres (1709.1 sq. feet)  
**30 Norman Rd, Saltford**

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 83        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

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