



35 Claverton Road, BS31 3DW Offers In The Region Of £450,000

Positioned on the desirable Claverton Road in Saltford, this charming semi-detached house offers a perfect blend of comfort and convenience. Boasting one reception room, three bedrooms, and a well-appointed bathroom, this property is ideal for families or those seeking a peaceful retreat. This ideal family home exudes warmth and character, with ample space for both relaxation and entertainment. The property features a lovely south-facing enclosed rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Conveniently located within walking distance of Saltford Primary School and within the sought-after Wellsway School catchment area, this home is perfect for families with children. Additionally, with easy access to local shops and transport links, daily errands and commutes are a breeze. Benefitting from gas-fired central heating and uPVC double glazing, this property ensures comfort throughout the seasons. The off-street parking and garage provide space for three vehicles, adding to the convenience of this lovely home.

Don't miss the opportunity to make this delightful property your own and enjoy the best of Saltford living in this welcoming community.

Entrance via uPVC leaded double glazed front door into

Hallway



uPVC double glazed window to front aspect, stairs rising to first floor landing, understairs storage cupboard, wall mounted contemporary radiator, wood effect flooring, doors to

Kitchen

9'6" x 7'10" (2.92 x 2.39)



uPVC double glazed window to front aspect, double glazed obscured pedestrian door to side aspect, a range of wall and floor units with roll edge worksurfaces over, 1 1/4 bowl Franke stainless steel sink drainer unit with chrome mixer taps over, space and plumbing for automatic washing machine, 4 ring Neff gas hob with stainless steel splashback and extractor hood over and electric oven and grill beneath, space for fridge, integrated slimline dishwasher, wood effect flooring.

L-Shaped Lounge/Diner

19'8" x 15'11" (6.00 x 4.86)



uPVC double glazed window to side aspect, uPVC double glazed window to rear aspect, uPVC double glazed sliding patio doors to patio and rear garden,

coving, double radiator, single radiator, living flame contemporary gas fire with wooden surround and mantel over and marble hearth.

First Floor Landing



Access to loft space with pull down ladder, airing cupboard with shelving for linen, doors to

Master Bedroom

15'8" x 9'10" (4.79 x 3.00)



uPVC double glazed windows to rear aspect, 2 single radiators, cupboard with shelving, inset spots.

Bedroom Two

10'11" x 9'2" (3.35 x 2.81)



uPVC double glazed window to front aspect, single radiator, inset spots, built in wardrobes with hanging rail and shelving, wood effect flooring,

Bedroom Three

10'11" x 6'9" (3.35 x 2.07)



uPVC double glazed window to front aspect, inset spots, single radiator, built in storage with hanging rail and shelving, wood effect flooring.

Bathroom

5'6" x 5'4" (1.69 x 1.64)



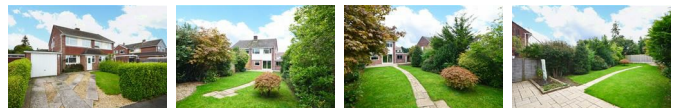
Two obscured uPVC double glazed windows to side aspect, suite comprising wash hand basin with chrome mixer taps over and storage beneath, p-shaped paneled bath with hinged glazed shower screen and mains shower over, fully tiled, large mirror, chrome heated towel rail, inset spots.

Separate W/C



uPVC obscured double glazed window to side aspect, part tiled, inset spots, low level w/c.

Outside



The front of the property has a driveway providing off street parking for a couple of vehicles and access to the single garage, the remainder is laid mainly to lawn with a clipped hedge boundary. The south facing rear

garden offers an excellent degree of privacy with a patio area immediately adjacent to the property ideal for al fresco dining with a slightly raised vegetable plot border, a pathway leads to the top of the garden which is laid mainly to lawn with mature planted shrub borders. There is an area of gravel at the top providing a place for garden furniture. The rear garden is enclosed mainly by wooden fencing with concrete posts and gravel boards to one side and wooden fencing to the other. There is an area to the side with a couple of storage cupboards with power and light connected. There is pedestrian access to the side via a wooden gate.

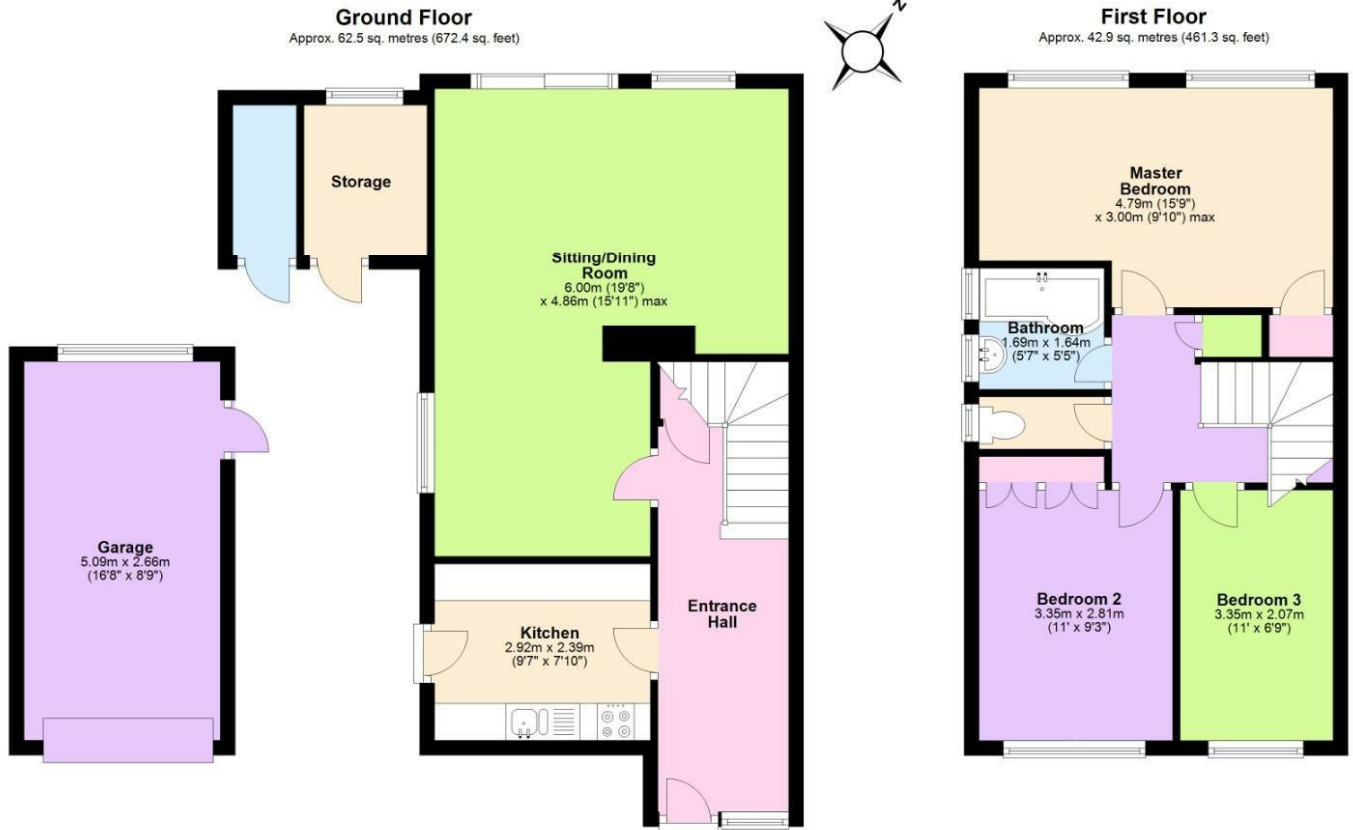
Single Garage

Pedestrian door to rear garden, metal up and over door, power and light is connected.

Directions

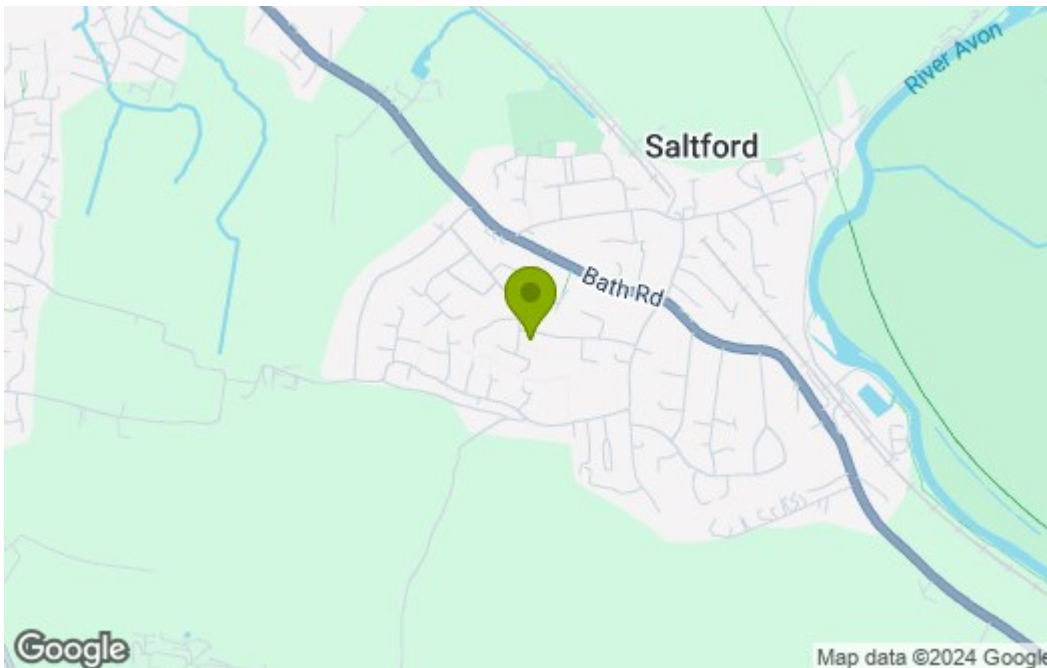
Sat Nav BS31 3DW

Floor Plan

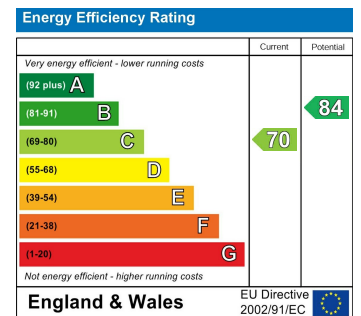


Total area: approx. 105.3 sq. metres (1133.7 sq. feet)
35 Claverton Rd, Salford

Area Map



Energy Efficiency Graph



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