



## 41 Boyd Road, Bristol, BS31 3AU

### Offers Over £550,000

Positioned at the end of a tranquil cul de sac on Boyd Road in Saltford, Bristol, this extended semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. With four well-proportioned bedrooms, this property is ideal for those needing extra space. The layout includes three inviting reception rooms, providing ample room for relaxation and entertainment, alongside a separate study that is perfect for home working or quiet reading.

The ground floor boasts a reasonably open plan living area, enhancing the flow of natural light throughout the home. A convenient downstairs w/c adds to the practicality of the space, while the utility room offers additional storage and functionality. The property is equipped with uPVC double glazing and gas-fired central heating, ensuring warmth and comfort throughout the year.

Set on a generous corner plot, the house benefits from a good-sized westerly facing enclosed rear garden, perfect for outdoor activities and family gatherings. The driveway accommodates parking for a number of vehicles, adding to the convenience of this lovely home.



Entrance via uPVC double glazed front door into

### Hallway

uPVC double glazed window to side aspect, single radiator, wood effect flooring, doors to

### Downstairs W/C



Suite comprising low level w/c, wall mounted wash hand basin, single radiator, tiled flooring, light and extractor.

### Study

8'6" x 7'3" (2.60 x 2.23)



uPVC double glazed window to front aspect, storage cupboard housing gas meters with shelving, inset spots, further door to

### Utility Area

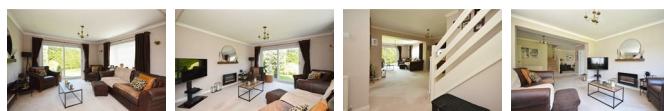
7'8" x 7'0" (2.34 x 2.14)



Worksurface space, space and plumbing for white goods including washing machine and tumble drier, space for freestanding freezer, cupboards with shelving, tile effect flooring.

### Sitting Room

20'11" x 13'1" (6.38 x 4.01)



uPVC double glazed window to front aspect, uPVC double glazed sliding patio doors to patio and rear garden, stairs rising to first floor landing, 2 large double radiators, coving, wall mounted contemporary electric fire, wall lights.

### Dining Room

14'1" x 9'4" (4.30 x 2.86)



Large double radiator, understairs storage space, uPVC double glazed sliding patio doors to conservatory, door to

### Kitchen/Breakfast Room

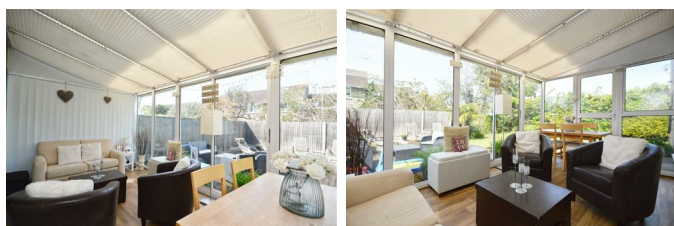
20'6" x 9'11" (6.25 x 3.04)



uPVC double glazed window to side garden, uPVC double glazed sliding patio doors to patio and rear garden, a range of wall and floor units with work surface over, 1 1/4 bowl stainless steel sink drainer unit with mixer tap over, breakfast bar with area for bar stools, tiled flooring, 4 ring electric hob with extractor hood over, integrated Neff dishwasher, AEG oven and grill, full sized Montpelier wine cooler, cupboard housing Worcester Green Star boiler, inset spots, part tiled walls, space and plumbing for American style fridge freezer, coving, door to

### Conservatory

14'11" x 9'1" (4.55 x 2.77)



Double glazed windows and sliding doors to decking and patio area, polycarbonate roof, double radiator.

### First Floor Landing

9'2" x 7'5" (2.80 x 2.27)

Access to loft space, airing cupboard housing hot water tank with shelving for linen, doors to

### Master Bedroom

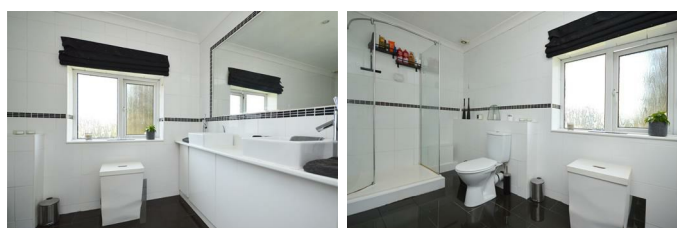
16'2" x 12'7" (4.93 x 3.84)



uPVC double glazed window to front aspect, double radiator, fitted wardrobes with hanging rail and shelving, coving, downlighters, door to

### En Suite

12'7" x 6'11" (3.86 x 2.12)



Obscured uPVC double glazed window to rear aspect, tiled flooring, fully tiled walls, chrome heated towel rail, suite comprising low level w/c, walk in shower cubicle with fixed curved glazed shower screen with mains rainfall shower over, two single sinks with mixer taps over and storage beneath, fixed large mirror, shaving point, coving, inset spots, extractor.

### Bedroom Two

11'6" x 11'3" (3.51 x 3.43)



uPVC double glazed window to rear aspect, single radiator, coving, mirror fronted wardrobes with hanging rail and shelving.

### Bedroom Three

9'5" x 9'1" (2.89 x 2.77)



uPVC double glazed window to front aspect, single radiator, wood effect flooring, coving, storage cupboard with hanging rail and shelving.

### Bedroom Four

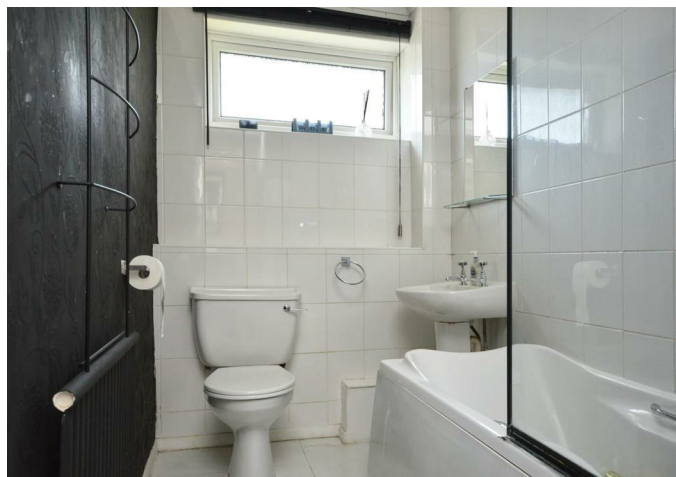
9'2" x 6'0" (2.81 x 1.85)



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

### Family Bathroom

8'9" x 5'1" (2.69 x 1.55)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, pedestal wash hand basin, paneled bath with fixed glazed shower screen and mains rainfall shower with separate shower attachment over, part tiled, tiled flooring, single radiator, coving.

### Outside



The front of the property is laid mainly to hard standing providing off street parking for a number of vehicles. The westerly facing rear garden is of a generous size, laid mainly to lawn wrapping around from the side of



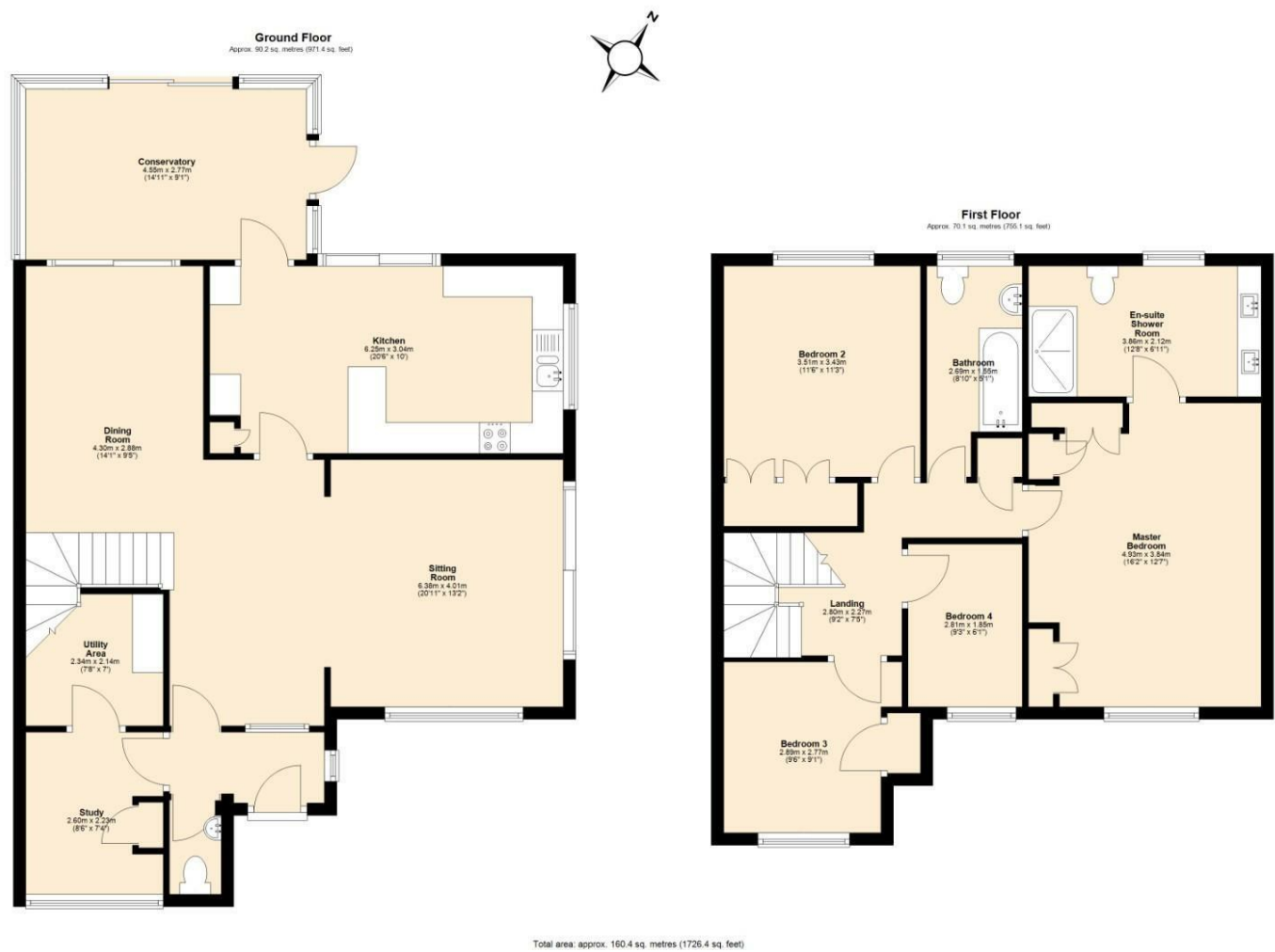
the property. there is an established mature tree and a good degree of evergreen hedging providing a degree of privacy. Immediately adjacent to the property is a decking and paved area providing ample space for garden furniture. There is pedestrian access to the front to the side of the property. The garden is enclosed mainly by wood panel fencing with concrete posts and gravel boards and hedging.

### Directions

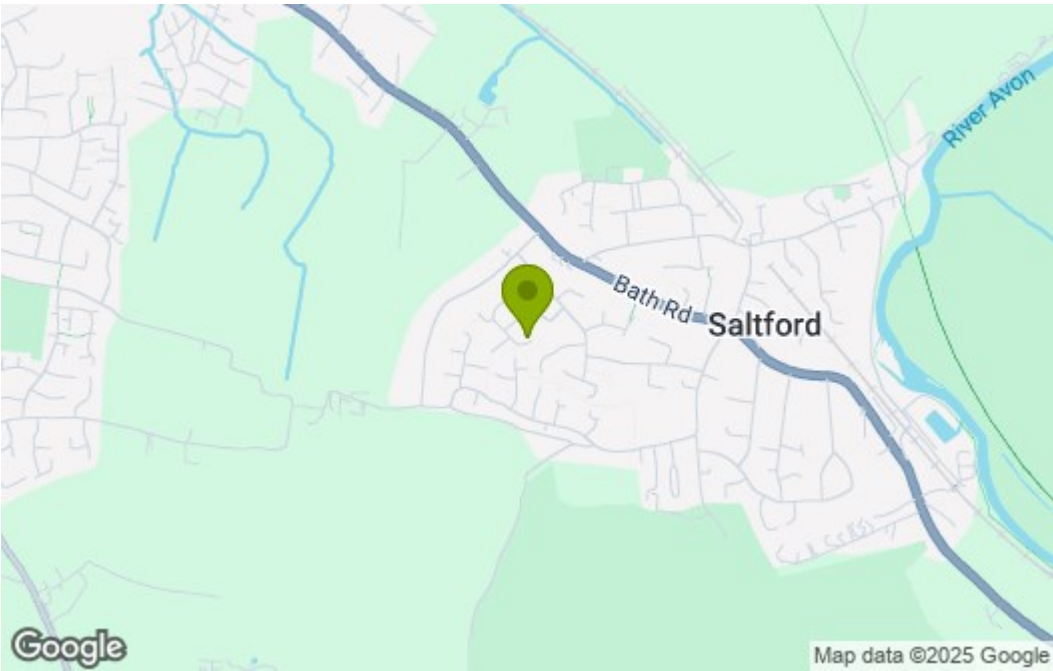


Sat Nav BS31 3AU

Floor Plan



Area Map



Energy Efficiency Graph

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

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