



## 2 Kelston Close, Bristol, BS31 3DF

**£475,000**

Nestled in the tranquil cul de sac of Kelston Close, Saltford, this charming two bedroom detached bungalow offers a delightful blend of comfort and convenience. The property is well presented and boasts a spacious reception room, perfect for relaxation or entertaining guests.

The well proportioned detached bungalow originally dates back to the late 1980's and was constructed by the well known local firm of Miles. The property boasts two double bedrooms providing ample space for rest and privacy. The well-appointed shower room ensures that all your needs are met with ease. With the added benefit of uPVC double glazing and gas-fired central heating, you can enjoy a warm and inviting atmosphere throughout the year.

Outside, the property is complemented by an enclosed low-maintenance rear garden, ideal for those who appreciate outdoor space without the burden of extensive upkeep. Additionally, the single garage and driveway provide parking for two vehicles, ensuring that you and your guests have convenient access.



Entrance via uPVC double glazed obscured door into

### Hallway



Single radiator, storage cupboard with shelving, doors to

### Kitchen/Dining Room

17'10" x 8'11" (5.45 x 2.73)



uPVC double glazed windows to rear and side aspects, uPVC double glazed door opening to rear garden, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated electric Neff hob with fitted extractor over, integrated slimline dishwasher, integrated Neff oven and microwave. Space for freestanding fridge freezer, wall unit housing Vaillant combination boiler, double radiator, spot lights.

### Sitting Room

15'2" x 13'11" (4.64 x 4.26)



uPVC double glazed feature bay window to front aspect, double radiator, living flame gas fire with stone effect surround and mantel over.

### Master Bedroom

14'1" x 12'4" (4.3 x 3.76)



uPVC double glazed window to rear aspect, fitted wardrobes, single radiator.

### Bedroom Two

13'10" x 8'11" (4.22 x 2.72)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

### Shower Room

9'2" 5'0" (2.81 x 1.53)



Obscured uPVC double glazed window to side aspect, shower cubicle with shower attachment over, close coupled w/c, wash hand basin with taps over, heated towel rail.

### Garage

17'10" 9'7" (5.45 2.93)

Metal up and over door, power and light is connected, utility area with sink drainer unit with taps over, space and plumbing for washing machine, space for tumble drier, wall units.

### Outside

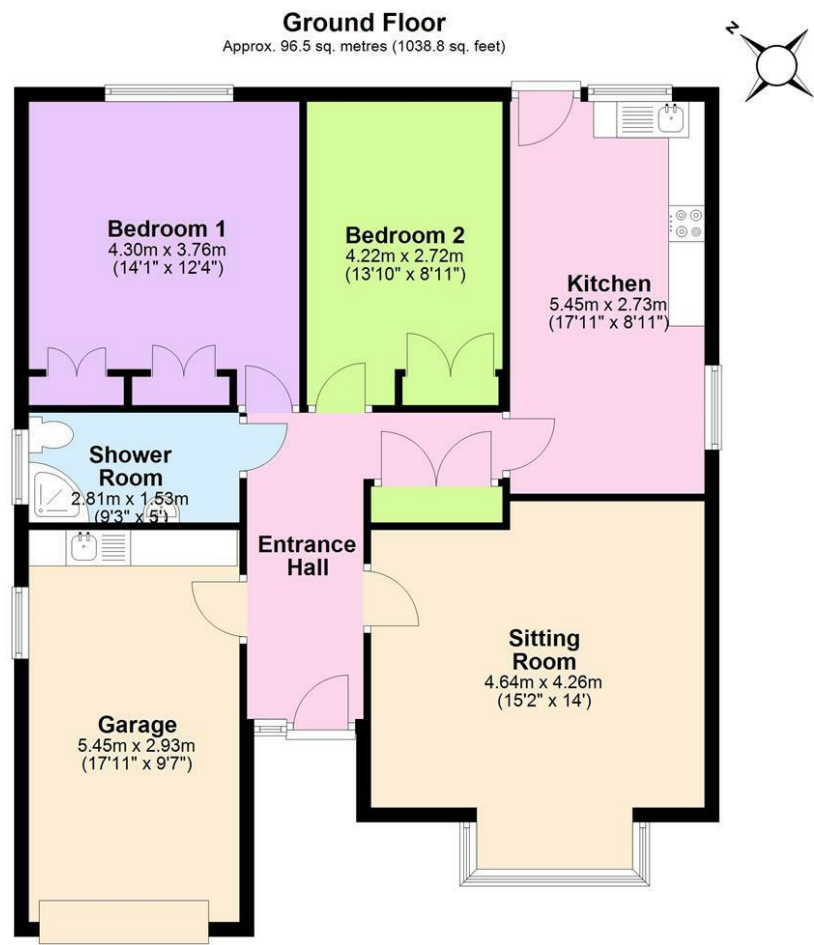


The front of the property has a block paved driveway providing off street parking and access to the garage, the remainder is laid mainly to lawn with a selection of shrubs and plants. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn and is fully enclosed by wooden fencing.

### Directions

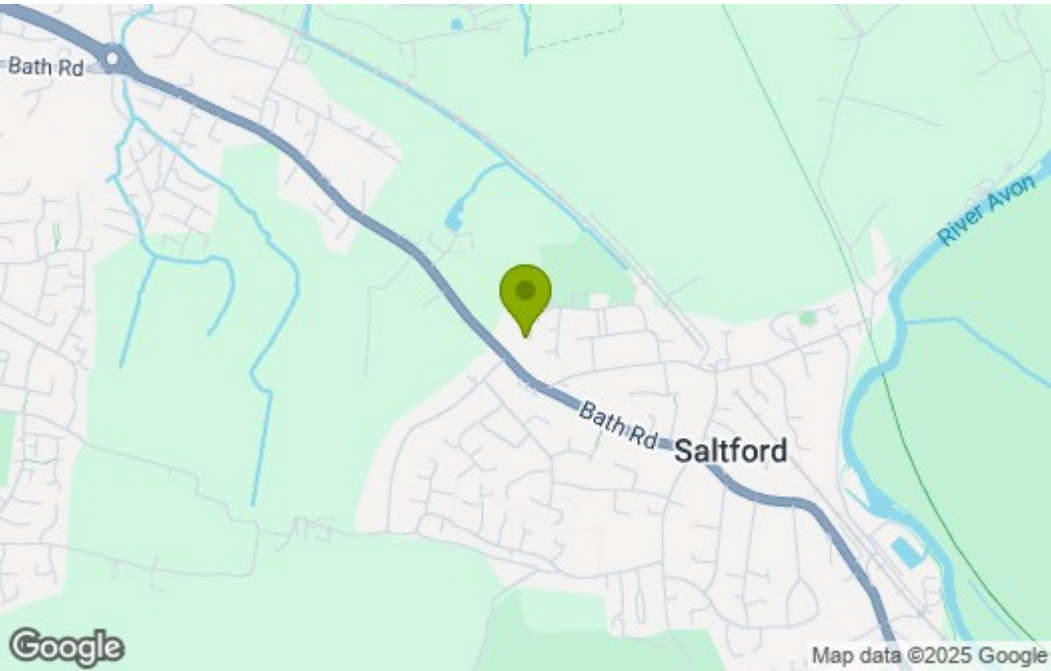
Sat Nav BS31 3DF

Floor Plan

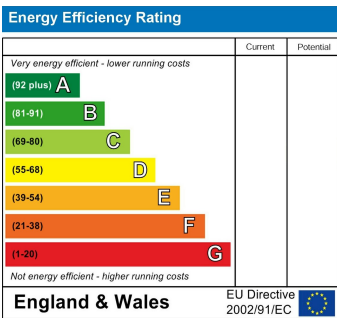


Total area: approx. 96.5 sq. metres (1038.8 sq. feet)  
**2 Kelston Close, Saltford**

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.