



## 13 Golf Club Lane, Bristol, BS31 3AA

### Offers In The Region Of £520,000

\*\* No onward sales chain\*\* Nestled in the charming locale of Golf Club Lane, Saltford, this delightful detached bungalow presents a rare opportunity for discerning buyers. As you enter, you are welcomed by a spacious hallway that leads to a bright and airy lounge/dining room, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is functional and well-equipped, while the adjoining conservatory offers a lovely spot to relax and soak in the views of the mature rear garden.

This bungalow features two inviting bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, and an additional loft room with a w/c adds versatility to the living space, making it suitable for various uses, whether as a study, guest room, or hobby area.

Set on a level corner plot, the property benefits from ample off-street parking and a single garage, ensuring that your vehicles are secure and easily accessible. The double glazing and gas central heating contribute to a warm and inviting atmosphere throughout the home. With its proximity to the esteemed Saltford Golf Club, this bungalow is perfectly positioned for golf lovers and those who appreciate the beauty of the

Entrance via uPVC obscured front door into

## Hallway



Stairs rising to first floor landing, 2 double radiators, wood effect flooring, opening to

## L-Shaped Dining/Sitting Room 21'9" x 16'6" (6.63 x 5.04)



uPVC double glazed windows to front aspect, 3 small uPVC double glazed windows to side aspect, 2 double radiators, freestanding woodburning stove, door to

## Kitchen 9'8" x 9'3" (2.97 x 2.83)



uPVC double glazed window to side aspect, uPVC double glazed door opening to conservatory, a range of wall and floor units with worksurface over, sink drainer with mixer taps over, space for cooker with extractor over, breakfast bar area, integrated under unit fridge.

## Conservatory

18'1" x 7'6" (5.53 x 2.30)



uPVC double glazed obscured glass doors to front and rear aspect, uPVC double glazed windows, polycarbonate roof, space and plumbing for washing machine, space for freestanding fridge freezer, double radiator.

## Bathroom 6'8" x 6'4" (2.04 x 1.94)



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

### Main Bedroom

14'3" x 11'1" (4.35 x 3.39)



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

### Bedroom Two

10'5" x 9'10" (3.18 x 3.01)



uPVC double glazed window to rear aspect, single radiator.

### Loft Room

16'9" x 15'2" (5.11 x 4.64)



2 Velux windows to side aspect, double radiator, eaves storage space, door to

### W/C

6'9" x 344'5" (2.06 x 105)



Velux window to side aspect, close coupled w/c, wash hand basin.

### Outside



A block paved driveway provides off street parking for several vehicles and access to the garage with metal up and over door. The rear garden has a decking area ideal for garden furniture, the remainder is laid mainly to lawn and is enclosed by wooden fencing.

### Directions

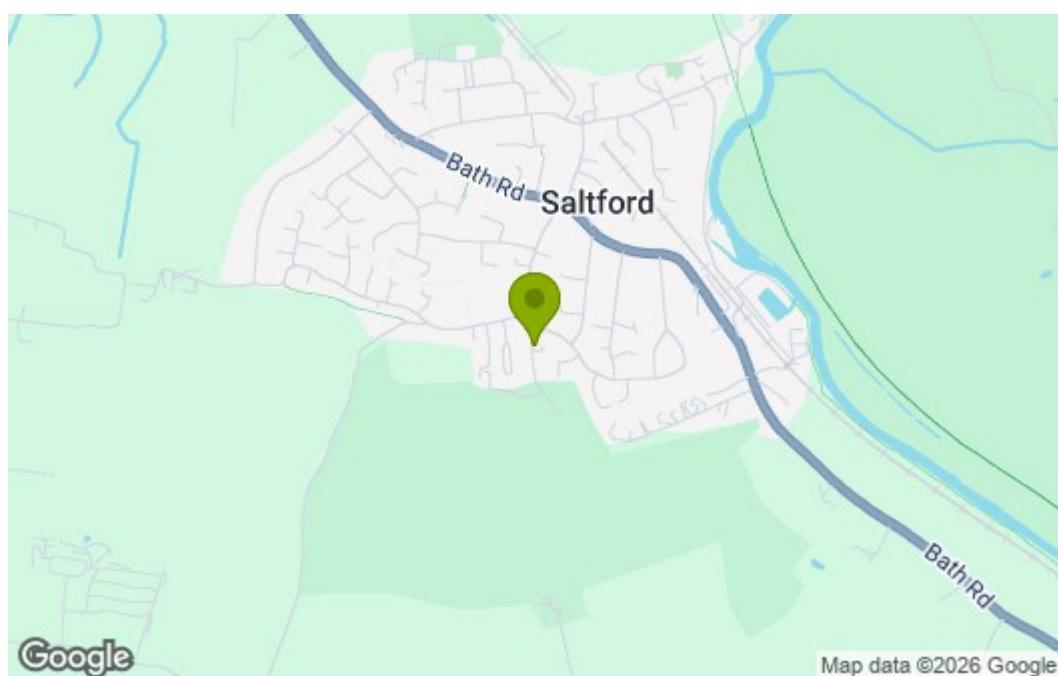
Sat Nav BS31 3AA

## Floor Plan



Total area: approx. 106.9 sq. metres (1150.3 sq. feet)  
13 Golf Club Lane, Saltford

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.