



30 Norman Road, Bristol, BS31 3BH

Offers Over £700,000

An immaculately presented FIVE BEDROOM DETACHED VICTORIAN PROPERTY situated in the heart of Salford village. This ideal family home benefits from double glazing, gas fired central heating, two bedrooms with en suite facilities along with two further bathrooms, off street parking, and a mature enclosed rear garden. An internal inspection is highly recommended.

Salford village itself is situated between the Cities of Bristol and Bath which both offer a variety of shopping, culture and educational facilities. The property also falls within the catchment area of the well-regarded Wellsway School in Keynsham which is approximately 3 miles away and also caters for a range of day to day requirements. The village offers a good range of local facilities including Golf Course, Doctors Surgery, Dentist, Tesco, Chemist, Barbers Shop, Hairdressers, Post Office, Library, Garage services and a popular Primary School, there is also a Waitrose store in Keynsham.

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.

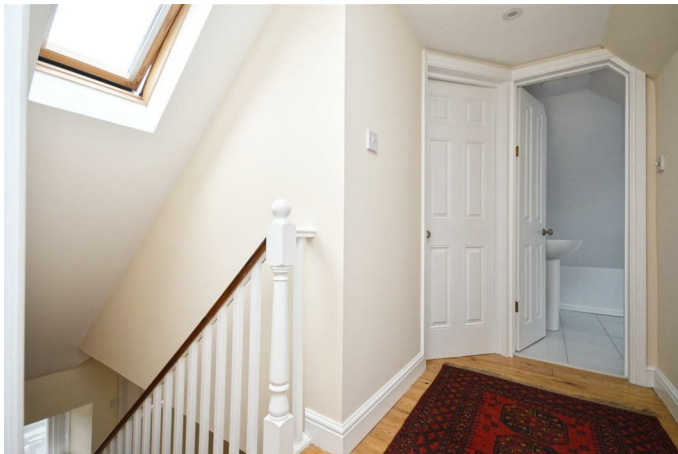
Family Bathroom

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

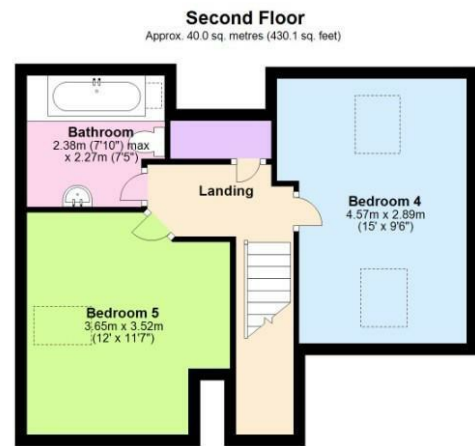
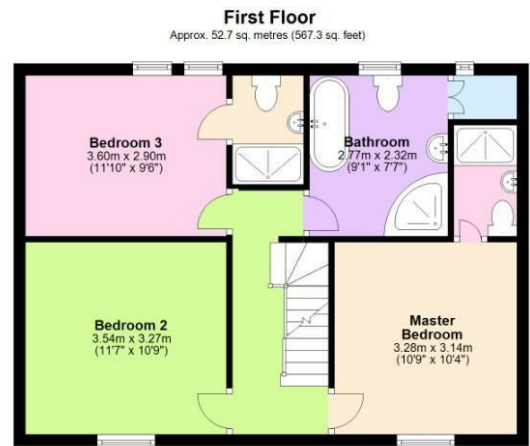
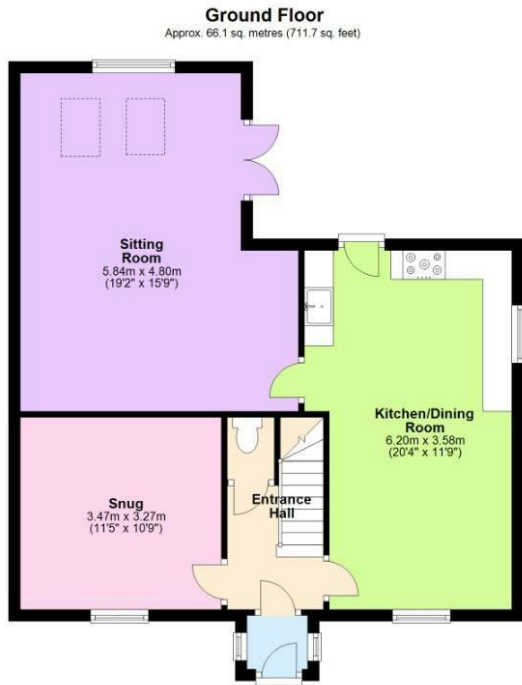


The front of the property has a pathway leading to the front door. A driveway provides off street parking to the side of the property. The rear garden has a patio immediately adjacent to the property ideal for alfresco dining, the remainder is laid mainly to lawn with well stocked mature borders. The 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			
England & Wales		EU Directive 2002/91/EC	

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