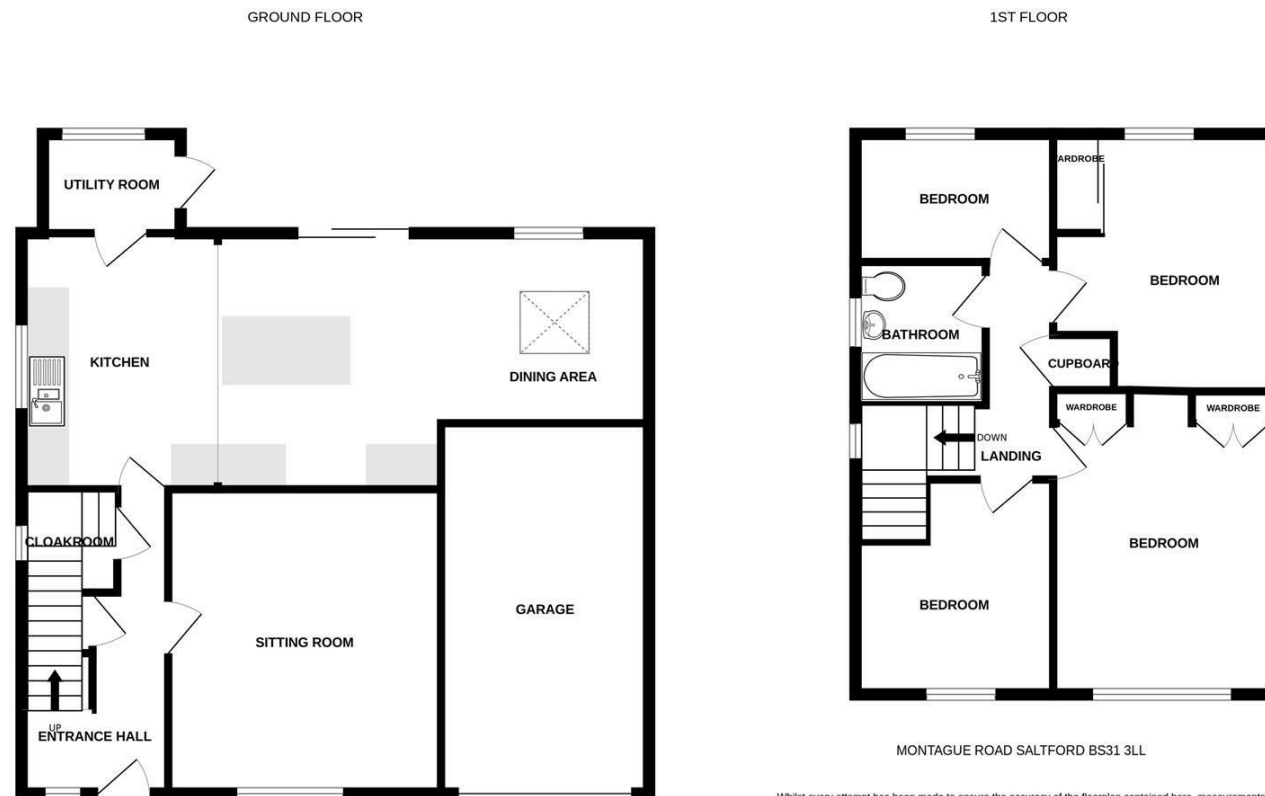


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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£629,950

A beautifully presented and deceptively spacious home, sure to impress with its stunning kitchen diner and contemporary sitting room featuring a bespoke media wall. The property boasts a delightful family rear garden and is situated in a highly sought after location, offering excellent access to local schools and village amenities combining stylish living with practicality in an ideal setting.

- Beautifully presented detached home
- Lovely enclosed rear garden with side access
- Stunning sitting room with a media wall and flame effect fireplace
- Dream kitchen with a centre island and a dining area
- Separate utility space
- Off street parking
- Four bedrooms
- Well positioned for schools and local amenities

# 55 Montague Road, Saltford, Bristol, BS31 3LL

This exceptional and deceptively spacious home offers a superb blend of luxury, style, and contemporary living, and must be viewed to be fully appreciated.

From the moment you step into the elegant entrance hallway, the quality of this home is immediately apparent. Beautifully finished with a refined, modern aesthetic, the space provides practical under stairs storage alongside a high specification cloakroom designed with both style and convenience in mind.

The sophisticated sitting room continues the home's premium feel, centred around a striking bespoke media wall with integrated shelving, discreet cabinetry, and a designer electric flame effect fireplace creating a warm yet impressive setting for relaxation or entertaining.

To the rear, the heart of the home reveals itself in the form of a magnificent kitchen diner. Thoughtfully designed for modern lifestyles, this stunning space features a statement central island, generous storage, and an elegant dining area that effortlessly accommodates both everyday family life and stylish gatherings. Expansive patio doors flood the room with natural light and provide a seamless connection to the garden, perfect for summer entertaining.

Upstairs, the property offers four beautifully proportioned bedrooms. The principal bedroom delivers a true sense of indulgence, complete with fitted wardrobes and a dedicated dressing area. A sleek family bathroom serves the bedrooms.

Externally, the home continues to impress with an attractive front garden and off street parking leading to a garage. The rear garden provides a private and tranquil retreat ideal for outdoor dining, relaxation, and family enjoyment.

Combining elegant design with exceptional practicality, this outstanding home presents a rare opportunity to acquire a property of remarkable quality.

## HALLWAY

Access is via a double glazed frosted entrance door, complemented by a matching frosted side window that allows natural light while maintaining privacy. Upon entry, practical matting leads into a beautifully presented hallway featuring neutral toned tiled flooring, setting an elegant and contemporary tone.

A stylish vertical radiator adds both form and function, while the staircase rises to the first floor with refined wooden spindles and banister, enhancing the sense of quality craftsmanship. Useful under stairs storage cupboards are discreetly integrated, maximising space without compromising style. The hallway is finished with a coved ceiling, adding a subtle touch of sophistication.

## SITTING ROOM 4.38 x 3.97 (14'4" x 13'0")

A stunning contemporary reception room, beautifully designed around an impressive full width bespoke media unit. Backlit shelving and discreet cabinetry frame a recessed space for a television, with a striking designer electric flame effect fireplace positioned below, creating a luxurious focal point.

The sleek, modern aesthetic is further enhanced by elegant wall mouldings and stylish wood effect laminate flooring, adding warmth and texture to the space. A double glazed window to the front aspect allows natural light to flood the room while maintaining comfort and efficiency.

## CLOAKROOM 1.35 x 1.27 (4'5" x 4'1")

A beautifully appointed, modern suite featuring a stylish bowl vanity sink with a contemporary mixer tap, set upon high quality work surfaces. The space is completed by a matching enclosed coupled WC, creating a cohesive and refined finish. A chrome heated towel rail adds a touch of everyday luxury while enhancing comfort.

A double glazed frosted side window allows natural light to enter while preserving privacy, and the tiled flooring completes the room with both practicality and elegant appeal.

## KITCHEN DINER

### KITCHEN AREA 6.14 x 3.63 (20'1" x 11'10")

This truly is the heart of the home. A remarkable and inviting space designed for both family life and entertaining. The kitchen features a sophisticated range of grey wall and base units, combining cupboards and drawers to provide excellent storage solutions. A sleek white sink with contemporary mixer taps complements the high quality work surfaces, creating a seamless and modern aesthetic.

At the centre of the room sits an impressive matching island, offering additional storage and a breakfast bar, all finished with luxurious quartz worktops that coordinate perfectly with the kitchen's surfaces and upstands. Above, three stylish pendant lights, together with recessed ceiling spotlights, illuminate the space beautifully.

A complement of built in appliances includes a fridge freezer, dishwasher, and cooker hood, with provision for a range style cooker. Two elegant vertical radiators enhance both style and functionality. Double glazed patio doors open directly onto the garden, while wood effect flooring flows seamlessly into the dining area, uniting the space and creating an open, light filled environment perfect for modern living.

## UTILITY 1.91 x 1.36 (6'3" x 4'5")

A bright and practical utility space, featuring a rear facing double glazed window and a matching door that opens directly onto the garden. The room is fitted with a laminate worktop, providing a convenient workspace, with space beneath for both a washing machine and tumble dryer. Wood effect flooring adds warmth and continuity, while stylish blue wood panelling enhances the contemporary feel. An electric wall heater ensures comfort, and a ceiling light completes this functional yet thoughtfully designed room.

## LANDING

Double glazed window. Airing cupboard. Loft access.

## BEDROOM 4.13 to wardrobes x 3.25 (13'6" to wardrobes x 10'7")

A beautifully appointed principal bedroom, offering a lovely touch of luxury with built in wardrobes and a bespoke dressing table. A front-facing double glazed window fills the room with natural light, while elegant coved ceilings add a subtle sense of sophistication. Laminate flooring complements the space, and a radiator provides both comfort and style.

## BEDROOM 3.67 max x 3.24 max (12'0" max x 10'7" max)

A charming bedroom featuring a rear facing double glazed window that fills the room with natural light. A built in cupboard provides practical storage, while elegant coved ceilings add a subtle touch of sophistication.

## BEDROOM 3.28 max x 2.96 max (10'9" max x 9'8" max)

A bright room with a front facing double glazed window, offering plenty of natural light. A convenient cupboard above the stairs provides additional storage, and a radiator ensures comfort, while maintaining a simple and elegant finish.

## BEDROOM 2.86 x 2.16 (9'4" x 7'1")

A well proportioned bedroom featuring a rear facing double glazed window that fills the room with natural light. A radiator provides comfort, while elegant coved ceilings add a refined touch of sophistication.

## BATHROOM 1.86 x 1.84 (6'1" x 6'0")

A beautifully presented family bathroom with a double glazed frosted side window, offering both privacy and natural light. The suite comprises a panel bath with an electric shower over, mixer taps, and a glass screen, complemented by a vanity sink and enclosed coupled WC. A chrome heated towel rail adds a touch of everyday luxury, while tiled walls and floors create a sleek, contemporary finish. Recessed ceiling spotlights complete this elegant and practical space.

## OUTSIDE

### REAR GARDEN

A beautifully maintained rear garden, enclosed for privacy by fencing to the sides and hedging and fencing to the rear, with access via a side gate. The garden features a decked area, perfect for alfresco dining and entertaining, alongside a low maintenance stone chipped section that complements a neatly kept lawn. A discreet, fenced off area provides practical storage for recycling bins, combining functionality with an elegant outdoor space.

### FRONT GARDEN

A driveway provides convenient access to the garage, while a pathway leads gracefully to the front entrance. The remainder of the garden is thoughtfully landscaped with a low maintenance stone chipped area and attractive flower borders, featuring a selection of plants and shrubs that enhance the home's kerb appeal.

## TENURE

Freehold.

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset Services. All mains services connected  
Broadband: Ultrafast 1000 mps Source Ofcom  
Mobile phone: EE O2 Vodafone all good outdoor signal Three variable outdoor signal. Source Ofcom.

