

5 FAIRWAYS
SALTFORD
BRISTOL
BS31 3HX
£720,000



GREGORYS
ESTATE AGENTS

A truly stunning, detached bungalow, positioned within a quiet cul-de-sac, siding onto the picturesque Saltford Gold Club. This extended property has been lovingly cared for over the years, and now presents as a spacious family home, presented to a very high standard.

Boasting an impressive 160 square meters of accommodation, with the perfect balance of living accommodation and bedrooms, this property would be perfect for any family or couple alike. Flexible accommodation even allows for not just one, but two home offices, one of which can be found detached from the bungalow and accessed via the rear garden.

Fairways is a quiet cul-de-sac, occupying a small selection of bungalows, only a short walk to the village amenities, highly regarded primary school and local transport links. Positioned to the head of this popular cul-de-sac, the bungalow sits in a generous plot allowing for a large, gated driveway, block paved and providing off street parking for multiple vehicles. The driveway leads to a single garage, benefiting from an electric roller door providing vehicle access. Adjoining the garage, a handy home office enjoys views of the rear garden. The rear garden itself is attractive, enjoys a private aspect and offers a lovely place to sit and enjoy.

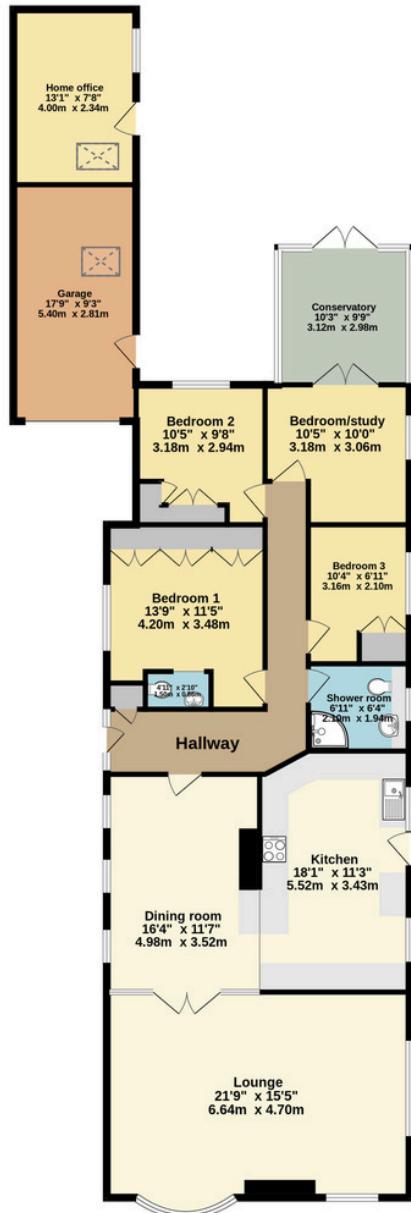
Once inside the bungalow, an entrance hallway greets and provides access to the living accommodation to the front aspect and then to the bedrooms, appointed to the rear of the property. The full width lounge is bathed in natural light due to the dual aspect, double glazed windows, with a wonderful 'Picture' window maximising the views towards the golf course. Large double doors lead to the formal dining room, which in turn opens to the kitchen / breakfast room. The kitchen has been recently re-fitted and offers a wealth of fitted units and integrated appliances.

Three bedrooms can then be found to the rear of the property, with the main bedroom benefitting an en-suite cloakroom. A fourth bedroom offers a multitude of purposes, most recently utilised as a second home office, although if needed, it can be a comfortable single bedroom. Double doors then lead to the conservatory, which takes pride of place overlooking the rear garden. This is truly a unique offering and a wonderful opportunity to purchase a much loved family home in a stunning position within the village.









Energy performance certificate (EPC)

5 Fairways Salford BRISTOL BS31 3HX	Energy rating C	Valid until: 27 November 2034
		Certificate number: 1490-3538-0722-2425-3943

Property type	Detached bungalow
Total floor area	132 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

